

PROGRESS 2021-1 TRUST

Monday, 24 August 2026

Transaction Name:	Progress 2021-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Tuesday, 22th June 2021
Maturity Date:	Monday, 23th September 2052
Payment Date:	22nd day of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	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/Moodys
Class A Notes	A\$	920,000,000.00	174,630,172.72	174,630,172.72	92.00%	84.00%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	39,900,000.00	16,593,416.44	16,593,416.44	3.99%	7.98%	AAA(sf)
Class B Notes	A\$	13,900,000.00	5,780,663.87	5,780,663.87	1.39%	2.78%	AAA(sf)
Class C Notes	A\$	11,200,000.00	4,657,801.10	4,657,801.10	1.12%	2.24%	AA+(sf)
Class D Notes	A\$	6,700,000.00	2,786,363.18	2,786,363.18	0.67%	1.34%	A+(sf)
Class E Notes	A\$	3,900,000.00	1,621,912.89	1,621,912.89	0.39%	0.78%	BBB(sf)
Class F Notes	A\$	4,400,000.00	1,829,850.42	1,829,850.42	0.44%	0.88%	NR
TOTAL		1,000,000,000.00	207,900,180.62	207,900,180.62	100.00%	100.00%	

Current Payment Date: Monday, 24 August 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	0.1929	4.9183%	24-Aug-26	920,000	0.86	3.06	0.1898154051
Class AB Notes	0.4226	5.3183%	24-Aug-26	39,900	2.03	6.71	0.4158750987
Class B Notes	0.4226	5.5183%	24-Aug-26	13,900	2.11	6.71	0.4158750986
Class C Notes	0.4226	5.8183%	24-Aug-26	11,200	2.22	6.71	0.4158750982
Class D Notes	0.4226	6.7183%	24-Aug-26	6,700	2.57	6.71	0.4158751015
Class E Notes	0.4226	9.0183%	24-Aug-26	3,900	3.45	6.71	0.4158751000
Class F Notes	0.4226	10.3183%	24-Aug-26	4,400	3.94	6.71	0.4158750955
TOTAL				1,000,000	17.18	43.31	2.6850659976

COLLATERAL INFORMATION			At Issue	Jul - 26
Total pool size:			\$991,465,512	\$206,121,135
Total Number Of Loans (UnConsolidated):			2974	779
Total number of loans (consolidating split loans):			2103	578
Average loan Size:			\$471,453	\$356,611
Maximum loan size:			\$1,241,302	\$1,139,234
Total property value:			\$1,615,471,403	\$461,257,554
Number of Properties:			2116	585
Average property value:			\$763,455	\$788,474
Average current LVR:			64.56%	47.26%
Average Term to Maturity (months):			321.88	250.52
Maximum Remaining Term to Maturity (months):			357.14	295.10
Weighted Average Seasoning (months):			20.63	85.29
Weighted Average Current LVR:			67.08%	55.01%
Weighted Average Term to Maturity (months):			329.08	265.28
% of pool with loans > \$500,000:			58.01%	43.54%
% of pool (amount) LoDoc Loans:			0.00%	0.00%
Maximum Current LVR:			91.83%	81.46%
% Fixed Rate Loans(Value):			31.14%	0.98%
% Interest Only loans (Value):			8.51%	2.11%
Weighted Average Mortgage Interest:			2.70%	6.47%
Investment Loans:			23.86%	23.21%
Weighted Average Fixed Rate:				5.31%
Weighted Average Variable Rate:				6.48%
Outstanding Balance Distribution			\$ % at Issue	Jul - 26
≤ \$0			0.00%	-0.02%
> \$0 and ≤ \$100,000			0.34%	1.21%
> \$100,000 and ≤ \$150,000			0.73%	2.08%
> \$150,000 and ≤ \$200,000			1.41%	3.13%
> \$200,000 and ≤ \$250,000			2.55%	4.74%
> \$250,000 and ≤ \$300,000			4.84%	7.49%
> \$300,000 and ≤ \$350,000			6.16%	9.63%
> \$350,000 and ≤ \$400,000			7.68%	7.81%
> \$400,000 and ≤ \$450,000			9.01%	10.28%
> \$450,000 and ≤ \$500,000			9.27%	10.12%
> \$500,000 and ≤ \$550,000			10.11%	8.37%
> \$550,000 and ≤ \$600,000			8.25%	8.12%
> \$600,000 and ≤ \$650,000			7.77%	6.95%
> \$650,000 and ≤ \$700,000			6.22%	3.96%
> \$700,000 and ≤ \$750,000			4.76%	2.78%
> \$750,000 and ≤ \$800,000			4.42%	3.01%
> \$800,000 and ≤ \$850,000			2.90%	1.61%
> \$850,000 and ≤ \$900,000			2.47%	2.98%
> \$900,000 and ≤ \$950,000			2.34%	2.27%
> \$950,000 and ≤ \$1,000,000			2.45%	1.43%
> \$1,000,000 and ≤ \$1,050,000			1.23%	0.98%
> \$1,050,000 and ≤ \$1,100,000			2.61%	0.00%
> \$1,100,000 and ≤ \$1,150,000			0.90%	1.09%
> \$1,150,000 and ≤ \$1,200,000			0.83%	0.00%
> \$1,200,000 and ≤ \$1,250,000			0.74%	0.00%
Total			100.00%	100.00%
Outstanding Balance LVR Distribution			\$ % at Issue	Jul - 26
≤ 0%			0.00%	-0.02%
> 0% and ≤ 25%			1.44%	4.45%
> 25% and ≤ 30%			1.58%	3.54%
> 30% and ≤ 35%			1.29%	4.44%
> 35% and ≤ 40%			1.82%	6.82%
> 40% and ≤ 45%			3.04%	6.01%
> 45% and ≤ 50%			4.61%	8.75%
> 50% and ≤ 55%			6.00%	10.43%
> 55% and ≤ 60%			6.06%	7.71%
> 60% and ≤ 65%			7.33%	13.99%
> 65% and ≤ 70%			9.70%	16.66%
> 70% and ≤ 75%			16.82%	13.90%
> 75% and ≤ 80%			35.16%	2.90%
> 80% and ≤ 85%			3.99%	0.42%
> 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%
Total			100.00%	100.00%
Mortgage Insurance			\$ % at Issue	Jul - 26
Genworth			14.78%	16.11%
QBE			9.87%	11.38%
Not insured			75.35%	72.52%
Total			100.00%	100.00%
Seasoning Analysis			\$ % at Issue	Jul - 26
> 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%	0.00%
> 60 mths and ≤ 72 mths			1.11%	50.40%
> 72 mths and ≤ 84 mths			0.65%	21.38%
> 84 mths and ≤ 96 mths			0.96%	6.56%
> 96 mths and ≤ 108 mths			0.50%	9.12%
> 108 mths and ≤ 120 mths			0.47%	3.09%
> 120 mths			2.64%	9.46%
Total			100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 26</u>
NSW - Inner city	0.16%	0.23%
NSW - Metro	38.49%	45.99%
NSW - Non metro	9.23%	4.42%
Total NSW	47.87%	50.63%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.75%	1.67%
ACT - Non metro	0.00%	0.00%
Total ACT	2.75%	1.67%
NT - Inner city	0.00%	0.00%
NT - Metro	0.07%	0.06%
NT - Non metro	0.00%	0.00%
Total NT	0.07%	0.06%
SA - Inner city	0.00%	0.00%
SA - Metro	2.88%	2.92%
SA - Non metro	0.37%	0.24%
Total SA	3.25%	3.16%
QLD - Inner city	0.04%	0.00%
QLD - Metro	9.61%	11.41%
QLD - Non metro	4.39%	1.50%
Total QLD	14.03%	12.91%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.44%	0.28%
TAS - Non metro	0.20%	0.12%
Total TAS	0.64%	0.40%
VIC - Inner city	0.10%	0.15%
VIC - Metro	20.68%	20.83%
VIC - Non metro	2.28%	1.30%
Total VIC	23.06%	22.29%
WA - Inner city	0.00%	0.00%
WA - Metro	7.65%	7.88%
WA - Non metro	0.68%	1.01%
Total WA	8.33%	8.88%
Total Inner City	0.30%	0.38%
Total Metro	82.56%	91.03%
Total Non Metro	17.14%	8.59%
Secured by Term Deposit	0	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

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Aug-25	0.10%	0.17%	1.10%	1.49%
Sep-25	0.27%	0.00%	1.21%	1.49%
Oct-25	0.47%	0.17%	1.41%	1.68%
Nov-25	0.08%	0.11%	1.33%	1.97%
Dec-25	0.33%	0.04%	1.36%	1.55%
Jan-26	0.22%	0.00%	1.43%	1.65%
Feb-26	0.63%	0.17%	1.47%	2.27%
Mar-26	0.35%	0.04%	1.68%	2.07%
Apr-26	0.45%	0.04%	1.54%	2.03%
May-26	0.62%	0.20%	0.99%	1.82%
Jun-26	0.16%	0.16%	0.92%	1.24%
Jul-26	0.72%	0.17%	0.65%	1.53%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Aug-25	8	2,786,915
Sep-25	2	797,243
Oct-25	5	2,504,412
Nov-25	4	2,129,109
Dec-25	6	2,738,850
Jan-26	7	2,606,452
Feb-26	8	3,284,807
Mar-26	9	2,866,060
Apr-26	5	1,349,594
May-26	8	2,117,264
Jun-26	4	1,286,911
Jul-26	4	1,928,440

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

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Aug-25	41,457.83	0.18%	\$ 275,545,918
Sep-25	114,172.54	0.51%	\$ 270,675,280
Oct-25	260,044.73	1.17%	\$ 266,869,744
Nov-25	54,883.58	0.25%	\$ 262,140,977
Dec-25	160,718.40	0.76%	\$ 252,795,131
Jan-26	111,174.34	0.56%	\$ 239,990,759
Feb-26	96,953.77	0.50%	\$ 233,732,765
Mar-26	186,689.12	0.98%	\$ 228,335,649
Apr-26	169,170.54	0.91%	\$ 224,178,401
May-26	16,166.75	0.09%	\$ 218,774,674
Jun-26	216,217.86	1.21%	\$ 214,664,122
Jul-26	-	0.00%	\$ 211,253,730
Total	1,427,649.46		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Aug-25	16.13%
Sep-25	12.32%
Oct-25	16.00%
Nov-25	32.64%
Dec-25	31.82%
Jan-26	24.07%
Feb-26	21.18%
Mar-26	16.41%
Apr-26	22.34%
May-26	17.08%
Jun-26	14.17%
Jul-26	14.26%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw		26,788.13
Liquidity Reserve Account	1,752,257.35	-
Income Reserve	150,000.00	-

<u>SUPPORTING RATINGS</u>	<u>Party</u>	<u>Current Rating S&P / Moody's</u>	<u>Rating Trigger S&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>			
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 Warehouse Trust No .7
	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 2026-1 Trust	
	Progress 2017-1 Trust		
	Progress 2017-2 Trust		
Back-Up Servicer:	Perpetual Trustee (Cold)		