PROGRESS 2021-1 TRUST

Monday, 22 September 2025

Transaction Name: Progress 2021-1 Trust

Trustee: Perpetual Trustee Company Limited

Security Trustee:P.T. LimitedOriginator:AMP Bank LimitedServicer & Custodian:AMP Bank LimitedIssue Date:Tuesday, 22th June 2021Maturity Date:Monday, 23th September 2052Payment Date:22nd day of each monthBusiness Day for Payments:Sydney & Melbourne

Determination Date & Ex-Interest Date:3 Business Days before each Payment Date.

	<u>Base</u>	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	

			Current Invested			Current	
	Currency	Initial Stated Amount	Amount	Current Stated Amount	Percentages at Issue	Percentages	Rating S&P/Moodys
Class A Notes	A\$	920,000,000.00	224,162,909.68	224,162,909.68	92.00%	84.00%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	39,900,000.00	21,300,033.40	21,300,033.40	3.99%	7.98%	AAA(sf)
Class B Notes	A\$	13,900,000.00	7,420,312.41	7,420,312.41	1.39%	2.78%	AAA(sf)
Class C Notes	A\$	11,200,000.00	5,978,956.73	5,978,956.73	1.12%	2.24%	AA+(sf)
Class D Notes	A\$	6,700,000.00	3,576,697.35	3,576,697.35	0.67%	1.34%	A+(sf)
Class E Notes	A\$	3,900,000.00	2,081,958.16	2,081,958.16	0.39%	0.78%	BBB(sf)
Class F Notes	A\$	4,400,000.00	2,348,875.86	2,348,875.86	0.44%	0.88%	NR
TOTAL		1,000,000,000.00	266,869,743.59	266,869,743.59	100.00%	100.00%	

Current Payment Date: Monday, 22 September 2025 **Pre Payment Date Bond Initial Issued Notes** Interest Payment (per **Principal Payment Post Payment Date Bond** security) **Factors Coupon Rate Coupon Rate Reset Date** (No.) (per security) **Factors Class A Notes** 0.2471 4.1550% 22-Sep-25 920,000 0.87 3.47 0.2436553366 **Class AB Notes** 0.5414 4.5550% 22-Sep-25 39,900 2.09 7.61 0.5338354236 **Class B Notes** 0.5414 4.7550% 22-Sep-25 13,900 0.5338354252 2.19 7.61 **Class C Notes** 0.5414 5.0550% 22-Sep-25 11,200 2.32 7.61 0.5338354223 **Class D Notes** 0.5414 5.9550% 22-Sep-25 6,700 2.74 7.61 0.5338354254 **Class E Notes** 0.5414 8.2550% 22-Sep-25 3,900 3.80 7.61 0.5338354256 **Class F Notes** 0.5338354227 0.5414 9.5550% 22-Sep-25 4,400 4.39 7.61 TOTAL 1,000,000 18.41 49.15 3.4466678814

COLLATERAL INFORMATION	<u>At Issue</u>	Aug - I
otal pool size:	\$991,465,512	\$264,601,3
otal Number Of Loans (UnConsolidated):	2974	9!
otal number of loans (consolidating split loans):	2103	70
Average loan Size:	\$471,453	\$375,8
Maximum loan size:	\$1,241,302	\$1,185,0
otal property value:	\$1,615,471,403	\$561,118,4
Number of Properties: Average property value:	2116 \$763,455	.7: \$789,1:
Average current LVR:	64.56%	49.80
Average Term to Maturity (months):	321.88	262.9
Maximum Remaining Term to Maturity (months):	357.14	306.0
Veighted Average Seasoning (months):	20.63	73.
Veighted Average Current LVR:	67.08%	56.90
Veighted Average Term to Maturity (months):	329.08	276.3
6 of pool with loans > \$500,000:	58.01%	47.67
6 of pool (amount) LoDoc Loans:	0.00%	0.00
Maximum Current LVR:	91.83%	82.28
6 Fixed Rate Loans(Value): 6 Interest Only loans (Value):	31.14% 8.51%	1.66 4.31
weighted Average Mortgage Interest:	2.70%	5.75
nvestment Loans:	23.86%	23.29
Veighted Average Fixed Rate:	25.55%	4.86
Veighted Average Variable Rate:		5.77
Outstanding Balance Distribution	\$ % at Issue	Aug - 2
\$\$0	0.00%	0.00
\$0 and ≤ \$100,000	0.34%	0.98
\$100,000 and ≤ \$150,000	0.73%	1.87
\$150,000 and ≤ \$200,000	1.41%	2.78
\$200,000 and ≤ \$250,000	2.55%	4.3
\$250,000 and ≤ \$300,000	4.84%	6.1
\$300,000 and ≤ \$350,000	6.16%	9.6
\$350,000 and \(\leq \frac{400,000}{100,000} \)	7.68%	7.6
\$400,000 and \(\leq \frac{450}{500} \)	9.01%	9.3
\$450,000 and \(\left\) \$500,000	9.27%	9.5
\$500,000 and < \$550,000	10.11%	10.5
\$550,000 and \(\left\) \$600,000	8.25%	6.7
\$600,000 and < \$650,000	7.77%	7.2
\$650,000 and \$\frac{5}{700,000}	6.22% 4.76%	4.8.
\$700,000 and ≤ \$750,000 \$750,000 and ≤ \$800,000	4.76%	2.6
\$800,000 and ≤ \$850,000	2.90%	2.5
\$850,000 and \(\leq \) \$900,000	2.47%	2.3
\$900,000 and \(\leq \) \$950,000	2.34%	2.7
\$950,000 and \$\frac{1}{2}\$50,000	2.45%	2.2
\$1,000,000 and \leq \$1,050,000	1.23%	1.50
\$1,050,000 and \leq \$1,100,000	2.61%	0.40
\$1,100,000 and ≤ \$1,150,000	0.90%	0.43
\$1,150,000 and ≤ \$1,200,000	0.83%	0.45
	0.8570	
\$1,200,000 and ≤ \$1,250,000	0.74%	0.00
		0.00 100.00
\$1,200,000 and ≤ \$1,250,000 Total Outstanding Balance LVR Distribution	0.74% 100.00% \$ % at Issue	0.00 100.00 <u>Aug -</u>
\$1,200,000 and \leq \$1,250,000 otal	0.74% 100.00%	0.0 100.0
\$1,200,000 and \leq \$1,250,000 otal utstanding Balance LVR Distribution 0%	0.74% 100.00% \$ % at Issue 0.00%	0.0 100.0 Aug - 0.0 3.6
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\$1,200,000 and ≤ \$1,250,000 otal utstanding Balance LVR Distribution 0% 0% and ≤ 25% 25% and ≤ 30% 30% and ≤ 35%	0.74% 100.00% \$ % at Issue 0.00% 1.44% 1.58%	0.0 100.0 Aug - 0.0 3.6 3.1 2.8
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Geographic Distribution	\$ % at Issue	Aug - 25
NSW - Inner city	0.16%	0.51%
NSW - Metro	38.49%	47.57%
NSW - Non metro	9.23%	4.18%
Total NSW	47.87%	52.26%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.75%	2.03%
ACT - Non metro	0.00%	0.00%
Total ACT	2.75%	2.03%
NT - Inner city	0.00%	0.00%
NT - Metro	0.07%	0.04%
NT - Non metro	0.00%	0.00%
Total NT	0.07%	0.04%
SA - Inner city	0.00%	0.00%
SA - Metro	2.88%	2.58%
SA - Non metro	0.37%	0.17%
Total SA	3.25%	2.75%
QLD - Inner city	0.04%	0.00%
QLD - Metro	9.61%	11.47%
QLD - Non metro	4.39%	1.38%
Total QLD	14.03%	12.85%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.44%	0.24%
TAS - Non metro	0.20%	0.10%
Total TAS	0.64%	0.35%
VIC - Inner city	0.10%	0.13%
VIC - Metro	20.68%	20.41%
VIC - Non metro	2.28%	1.09%
Total VIC	23.06%	21.63%
WA - Inner city	0.00%	0.00%
WA - Metro	7.65%	7.02%
WA - Non metro	0.68%	1.07%
Total WA	8.33%	8.09%
Total Inner City	0.30%	0.65%
Total Metro	82.56%	91.36%
Total Non Metro	17.14%	7.99%
Secured by Term Deposit	0	0.00%
Total	100.00% P Assumptions: Australian RMBS Postcode Classification Assumptions, 07/01/2	100.00%

ARREARS \$ % (scheduled balance basis)	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Sep-24	0.56%	0.00%	0.45%	1.02%
Oct-24	0.27%	0.12%	0.46%	0.85%
Nov-24	0.95%	0.18%	0.17%	1.30%
Dec-24	0.22%	0.84%	0.36%	1.42%
Jan-25	0.52%	0.12%	0.89%	1.53%
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%

MORTGAGE SAFETY NET	No of Accounts	Amount (\$)
Sep-24	2	1,326,949
Oct-24	6	3,174,683
Nov-24	7	2,687,318
Dec-24	8	3,525,292
Jan-25	9	3,972,400
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

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

2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
Total	-	-	-	
	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance	
EXCESS SPREAD				
Sep-24	317,608.34	1.15%	\$ 330,700,191	
Oct-24	141,792.53	0.52%	\$ 324,836,971	
Nov-24	130,426.00	0.49%	\$ 321,146,679	
Dec-24	259,655.23	0.99%	\$ 314,277,589	
an-25	99,480.71	0.38%	\$ 310,884,270	
eb-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	
un-25	294,939.67	1.25%		
ul-25	41,457.83	0.18%		
Aug-25	114,172.54	0.51%		
otal	2,120,387.33	5.5.3/0	, , , , , ,	
ANNUALISED CPR	<u>CPR % p.a</u>			
Sep-24	16.66%			
Oct-24	9.91%			
Nov-24	20.27%			
Dec-24	9.25%			
an-25	11.63%			
Feb-25	13.30%			
иаr-25	17.03%			
Apr-25	19.46%			
мау-25	23.11%			
lun-25	26.39%			
lul-25	16.13%			
Aug-25	12.32%			
RESERVES	Available	Drawn		
Principal Draw		(0.00)		
Liquidity Reserve Account	2,268,392.82	-		
ncome Reserve	150,000.00	-		
SUPPORTING RATINGS				
<u>Role</u>	<u>Party</u>	Current Rating S&P /	Rating Trigger S&P	
		<u>Moodys</u>	/Moodys	
ixed Rate Swap Provider	BNP PARIBAS	A+/A2	below A-1 and A /A3(cr)	
iquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/ P-1	A- / P-1	
Bank Account Provider	ANZ	AA-/A1	A-2/P-1	
ERVICER				
ervicer:	AMP Bank Limited			
ervicer Ranking or Rating:	BBB+ / Baa2			
ervicer Rating:	N/A			
ervicer Experience:	Progress 2005-2 Trust		Progress 2018-1 Trust	
	Progress 2006-1 Trust		Progress 2019-1 Trust	
	Progress 2007-1G Trust		Progress 2020-1 Trust	
	Progress 2008-1R Trust		Progress 2021-1 Trust	
	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 2012-1 Trust		Progress 2024-1 Trust	
	_		Progress 2024-1 Trust Progress 2024-2 Trust	
	Progress 2013-1 Trust		•	
	Progress 2014-1 Trust		Progress Warehouse Trust No. 3	
	Progress 2014-2 Trust		Progress Warehouse Trust No .4	
	Progress 2016-1 Trust		Progress Warehouse Trust No .5	
	Progress 2017-1 Trust		Progress 2025-1 Trust	
	Progress 2017-2 Trust			

Progress 2017-2 Trust

Perpetual Trustee (Cold)

Gross Loss

LMI claim (A\$)

LMI payment (A\$)

Net loss

PRINCIPAL LOSS

Back-Up Servicer: