

Progress 2021-1 Trust Risk Retention Pool

Transaction Name: Progress 2021-1 Risk Retention Pool
Closing Date: Tuesday, 22th June 2021
Maturity Date: Monday, 23th September 2052
Payment Date: nd 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.

Current Risk Retention pool balance as percentage of securitisation exposure: 5.80%

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Aug - 26</u>
Total pool size:	\$74,977,706	\$11,667,215
Average loan Size:	\$503,206	\$299,159
Maximum loan size:	\$1,119,018	\$858,783
Total property value:	\$118,518,651	\$29,695,766
Average property value:	\$795,427	\$761,430
Maximum current LVR:	91.50%	79.50%
Average current LVR:	65.57%	43.05%
Weighted average current LVR:	68.21%	53.28%
Total number of loans (unconsolidated):	212	50
Total number of loans (consolidating split loans):	149	39
Number of properties:	149	39
Average term to maturity (months):	332.35	259.69
Maximum remaining term to maturity (months):	357.04	293.95
Weighted average seasoning (months):	12.02	76.93
Weighted average term to maturity (months):	338.06	270.12
% of pool with loans > \$500,000:	64.84%	33.08%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	42.08%	0.60%
% Interest Only loans (Value):	7.54%	0.00%
Weighted Average Coupon:	2.58%	6.46%
InVestment Loans:	23.77%	19.51%
Weighted Average Fixed Rate:		5.29%
Weighted Average Variable Rate:		6.47%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 26</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.39%	2.58%
> \$100,000 and ≤ \$150,000	0.50%	1.09%
> \$150,000 and ≤ \$200,000	1.37%	7.75%
> \$200,000 and ≤ \$250,000	3.10%	7.65%
> \$250,000 and ≤ \$300,000	3.21%	7.12%
> \$300,000 and ≤ \$350,000	5.60%	11.09%
> \$350,000 and ≤ \$400,000	3.41%	6.75%
> \$400,000 and ≤ \$450,000	7.38%	10.88%
> \$450,000 and ≤ \$500,000	10.20%	12.03%
> \$500,000 and ≤ \$550,000	9.20%	4.62%
> \$550,000 and ≤ \$600,000	6.11%	9.60%
> \$600,000 and ≤ \$650,000	5.05%	5.20%
> \$650,000 and ≤ \$700,000	9.93%	0.00%
> \$700,000 and ≤ \$750,000	7.70%	6.30%
> \$750,000 and ≤ \$800,000	6.21%	0.00%
> \$800,000 and ≤ \$850,000	3.35%	0.00%
> \$850,000 and ≤ \$900,000	2.33%	7.36%
> \$900,000 and ≤ \$950,000	1.25%	0.00%
> \$950,000 and ≤ \$1,000,000	5.21%	0.00%
> \$1,000,000 and ≤ \$1,050,000	2.69%	0.00%
> \$1,050,000 and ≤ \$1,100,000	4.32%	0.00%
> \$1,100,000 and ≤ \$1,150,000	1.49%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 26</u>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	0.69%	7.66%
> 25% and ≤ 30%	1.76%	1.50%
> 30% and ≤ 35%	0.58%	5.01%
> 35% and ≤ 40%	1.80%	5.01%
> 40% and ≤ 45%	3.88%	9.69%
> 45% and ≤ 50%	3.93%	12.38%
> 50% and ≤ 55%	2.39%	8.86%
> 55% and ≤ 60%	8.16%	7.49%
> 60% and ≤ 65%	7.15%	11.17%
> 65% and ≤ 70%	10.44%	18.47%
> 70% and ≤ 75%	15.44%	7.99%
> 75% and ≤ 80%	37.24%	4.76%

> 80% and ≤ 85%	2.77%	0.00%
> 85% and ≤ 90%	2.42%	0.00%
> 90% and ≤ 95%	1.34%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Aug - 26</u>
Genworth	8.48%	3.55%
QBE	2.02%	8.36%
Not Insured	89.49%	88.09%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Aug - 26</u>
> 0 mths and ≤ 3 mths	0.46%	0.00%
> 3 mths and ≤ 6 mths	25.27%	0.00%
> 6 mths and ≤ 9 mths	34.88%	0.00%
> 9 mths and ≤ 12 mths	20.01%	0.00%
> 12 mths and ≤ 15 mths	9.50%	0.00%
> 15 mths and ≤ 18 mths	0.13%	0.00%
> 18 mths and ≤ 21 mths	1.49%	0.00%
> 21 mths and ≤ 24 mths	1.04%	0.00%
> 24 mths and ≤ 36 mths	0.94%	0.00%
> 36 mths and ≤ 48 mths	2.92%	0.00%
> 48 mths and ≤ 60 mths	0.19%	0.00%
> 60 mths and ≤ 72 mths	1.10%	64.04%
> 72 mths and ≤ 84 mths	0.40%	28.53%
> 84 mths and ≤ 96 mths	0.78%	0.00%
> 96 mths and ≤ 108 mths	0.40%	0.00%
> 108 mths and ≤ 120 mths	0.00%	0.00%
> 120 mths	0.49%	7.43%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 26</u>
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.14%	0.00%
ACT - Non metro	0.00%	0.00%
Total ACT	2.14%	0.00%
NSW - Inner city	0.00%	0.00%
NSW - Metro	40.00%	28.71%
NSW - Non metro	7.51%	3.66%
Total NSW	47.50%	32.36%
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	8.66%	17.60%
QLD - Non metro	4.85%	0.58%
Total QLD	13.51%	18.18%
SA - Inner city	0.00%	0.00%
SA - Metro	0.68%	0.00%
SA - Non metro	1.02%	2.22%
Total SA	1.69%	2.22%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.30%	0.00%
TAS - Non metro	0.03%	0.06%
Total TAS	0.34%	0.06%
VIC - Inner city	0.00%	0.00%
VIC - Metro	22.06%	35.03%
VIC - Non metro	3.56%	1.50%
Total VIC	25.62%	36.53%
WA - Inner city	0.00%	0.00%
WA - Metro	9.20%	10.64%
WA - Non metro	0.00%	0.00%
Total WA	9.20%	10.64%
Total Inner City	0.00%	0.00%
Total Metro	83.04%	91.99%
Total Non Metro	16.96%	8.01%
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>
Sep-25	0.00%	0.00%	0.00%	0.00%
Oct-25	2.49%	0.00%	0.00%	2.49%
Nov-25	1.08%	1.45%	0.00%	2.54%
Dec-25	0.00%	0.00%	1.51%	1.51%
Jan-26	0.00%	0.00%	1.62%	1.62%
Feb-26	0.00%	0.00%	1.65%	1.65%
Mar-26	0.00%	0.00%	1.65%	1.65%
Apr-26	0.00%	0.00%	1.66%	1.66%
May-26	0.00%	0.00%	1.68%	1.68%
Jun-26	0.00%	0.00%	1.79%	1.79%
Jul-26	0.00%	0.00%	1.83%	1.83%
Aug-26	0.00%	0.00%	1.97%	1.97%

MORTGAGE SAFETY NET

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

MORTGAGE IN POSSESSION

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

PRINCIPAL LOSS

	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2021	-	-	-	-
2022	-	-	-	-
Total	-	-	-	-