

PROGRESS 2021-1 TRUST

Thursday, 22 January 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.

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>	<u>Class A Refinancing Date</u>
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	201,585,335.65	201,585,335.65	92.00%	84.00%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	39,900,000.00	19,154,704.89	19,154,704.89	3.99%	7.98%	AAA(sf)
Class B Notes	A\$	13,900,000.00	6,672,942.32	6,672,942.32	1.39%	2.78%	AAA(sf)
Class C Notes	A\$	11,200,000.00	5,376,759.26	5,376,759.26	1.12%	2.24%	AA+(sf)
Class D Notes	A\$	6,700,000.00	3,216,454.22	3,216,454.22	0.67%	1.34%	A+(sf)
Class E Notes	A\$	3,900,000.00	1,872,264.40	1,872,264.40	0.39%	0.78%	BBB(sf)
Class F Notes	A\$	4,400,000.00	2,112,298.28	2,112,298.28	0.44%	0.88%	NR
TOTAL		1,000,000,000.00	239,990,759.02	239,990,759.02	100.00%	100.00%	

Current Payment Date: Thursday, 22 January 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	0.2228	4.1581%	22-Jan-26	920,000	0.79	3.68	0.2191144953
Class AB Notes	0.4881	4.5581%	22-Jan-26	39,900	1.89	8.06	0.4800677917
Class B Notes	0.4881	4.7581%	22-Jan-26	13,900	1.97	8.06	0.4800677928
Class C Notes	0.4881	5.0581%	22-Jan-26	11,200	2.10	8.06	0.4800677911
Class D Notes	0.4881	5.9581%	22-Jan-26	6,700	2.47	8.06	0.4800677940
Class E Notes	0.4881	8.2581%	22-Jan-26	3,900	3.42	8.06	0.4800677949
Class F Notes	0.4881	9.5581%	22-Jan-26	4,400	3.96	8.06	0.4800677909
TOTAL				1,000,000	16.60	52.06	3.0995212507

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Dec - 25</u>
Total pool size:	\$991,465,512	\$237,968,031
Total Number Of Loans (UnConsolidated):	2974	875
Total number of loans (consolidating split loans):	2103	649
Average loan Size:	\$471,453	\$366,669
Maximum loan size:	\$1,241,302	\$1,202,306
Total property value:	\$1,615,471,403	\$516,145,019
Number of Properties:	2116	656
Average property value:	\$763,455	\$786,806
Average current LVR:	64.56%	48.72%
Average Term to Maturity (months):	321.88	258.19
Maximum Remaining Term to Maturity (months):	357.14	302.07
Weighted Average Seasoning (months):	20.63	77.75
Weighted Average Current LVR:	67.08%	56.23%
Weighted Average Term to Maturity (months):	329.08	272.35
% of pool with loans > \$500,000:	58.01%	46.50%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.83%	81.57%
% Fixed Rate Loans(Value):	31.14%	1.20%
% Interest Only loans (Value):	8.51%	3.43%
Weighted Average Mortgage Interest:	2.70%	5.75%
Investment Loans:	23.86%	23.53%
Weighted Average Fixed Rate:	4.76%	4.76%
Weighted Average Variable Rate:	5.76%	

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Dec - 25</u>
≤ \$0	0.00%	-0.03%
> \$0 and ≤ \$100,000	0.34%	0.99%
> \$100,000 and ≤ \$150,000	0.73%	2.21%
> \$150,000 and ≤ \$200,000	1.41%	2.36%
> \$200,000 and ≤ \$250,000	2.55%	4.66%
> \$250,000 and ≤ \$300,000	4.84%	7.63%
> \$300,000 and ≤ \$350,000	6.16%	8.57%
> \$350,000 and ≤ \$400,000	7.68%	8.78%
> \$400,000 and ≤ \$450,000	9.01%	9.82%
> \$450,000 and ≤ \$500,000	9.27%	8.49%
> \$500,000 and ≤ \$550,000	10.11%	10.53%
> \$550,000 and ≤ \$600,000	8.25%	6.79%
> \$600,000 and ≤ \$650,000	7.77%	6.56%
> \$650,000 and ≤ \$700,000	6.22%	5.11%
> \$700,000 and ≤ \$750,000	4.76%	3.67%
> \$750,000 and ≤ \$800,000	4.42%	2.60%
> \$800,000 and ≤ \$850,000	2.90%	2.76%
> \$850,000 and ≤ \$900,000	2.47%	2.60%
> \$900,000 and ≤ \$950,000	2.34%	1.97%
> \$950,000 and ≤ \$1,000,000	2.45%	1.63%
> \$1,000,000 and ≤ \$1,050,000	1.23%	1.30%
> \$1,050,000 and ≤ \$1,100,000	2.61%	0.00%
> \$1,100,000 and ≤ \$1,150,000	0.90%	0.47%
> \$1,150,000 and ≤ \$1,200,000	0.83%	0.00%
> \$1,200,000 and ≤ \$1,250,000	0.74%	0.51%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	<u>\$ % at Issue</u>	<u>Dec - 25</u>
≤ 0%	0.00%	-0.03%
> 0% and ≤ 25%	1.44%	3.96%
> 25% and ≤ 30%	1.58%	3.05%
> 30% and ≤ 35%	1.29%	4.07%
> 35% and ≤ 40%	1.82%	6.32%
> 40% and ≤ 45%	3.04%	6.52%
> 45% and ≤ 50%	4.61%	7.39%
> 50% and ≤ 55%	6.00%	10.06%
> 55% and ≤ 60%	6.06%	8.38%
> 60% and ≤ 65%	7.33%	11.98%
> 65% and ≤ 70%	9.70%	19.68%
> 70% and ≤ 75%	16.82%	14.20%
> 75% and ≤ 80%	35.16%	4.02%
> 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

	<u>\$ % at Issue</u>	<u>Dec - 25</u>
Genworth	14.78%	15.55%
QBE	9.87%	11.05%
Not insured	75.35%	73.40%
Total	100.00%	100.00%

Seasoning Analysis

	<u>\$ % at Issue</u>	<u>Dec - 25</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%	15.45%
> 60 mths and ≤ 72 mths	1.11%	54.55%
> 72 mths and ≤ 84 mths	0.65%	5.82%
> 84 mths and ≤ 96 mths	0.96%	9.26%
> 96 mths and ≤ 108 mths	0.50%	5.67%
> 108 mths and ≤ 120 mths	0.47%	1.59%
> 120 mths	2.64%	7.67%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Dec - 25
NSW - Inner city	0.16%	0.16%
NSW - Metro	38.49%	46.86%
NSW - Non metro	9.23%	4.30%
Total NSW	47.87%	51.32%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.75%	2.22%
ACT - Non metro	0.00%	0.00%
Total ACT	2.75%	2.22%
NT - Inner city	0.00%	0.00%
NT - Metro	0.07%	0.05%
NT - Non metro	0.00%	0.00%
Total NT	0.07%	0.05%
SA - Inner city	0.00%	0.00%
SA - Metro	2.88%	2.67%
SA - Non metro	0.37%	0.17%
Total SA	3.25%	2.84%
QLD - Inner city	0.04%	0.00%
QLD - Metro	9.61%	11.61%
QLD - Non metro	4.39%	1.30%
Total QLD	14.03%	12.91%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.44%	0.26%
TAS - Non metro	0.20%	0.11%
Total TAS	0.64%	0.37%
VIC - Inner city	0.10%	0.14%
VIC - Metro	20.68%	20.25%
VIC - Non metro	2.28%	1.21%
Total VIC	23.06%	21.60%
WA - Inner city	0.00%	0.00%
WA - Metro	7.65%	7.53%
WA - Non metro	0.68%	1.17%
Total WA	8.33%	8.69%
Total Inner City	0.30%	0.30%
Total Metro	82.56%	91.44%
Total Non Metro	17.14%	8.26%
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

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
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%

MORTGAGE SAFETY NET	No of Accounts	Amount (\$)
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
Sep-25	5	2,504,412
Oct-25	4	2,129,109
Nov-25	6	2,738,850
Dec-25	4	1,272,661

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

<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>				
Jan-25	99,480.71	0.38% \$	310,884,270	
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	
Total	1,982,008.76			
 <u>ANNUALISED CPR</u>				
Jan-25	11.63%			
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%			
 <u>RESERVES</u>				
Principal Draw		<u>Available</u>	<u>Drawn</u>	
Liquidity Reserve Account		2,022,728.26	(0.00)	
Income Reserve		150,000.00	-	
 <u>SUPPORTING RATINGS</u>				
<u>Role</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 2006-1 Trust Progress 2007-1G Trust Progress 2008-1R Trust Progress 2009-1 Trust Progress 2010-1 Trust Progress 2011-1 Trust Progress 2012-1 Trust Progress 2012-2 Trust Progress 2013-1 Trust Progress 2014-1 Trust Progress 2014-2 Trust Progress 2016-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust		Progress 2018-1 Trust Progress 2019-1 Trust Progress 2020-1 Trust Progress 2021-1 Trust Progress 2022-1 Trust Progress 2022-2 Trust Progress 2023-1 Trust Progress 2023-2 Trust Progress 2024-1 Trust Progress 2024-2 Trust Progress 2025-1 Trust Progress 2025-2 Trust	Progress Warehouse Trust No .3 Progress Warehouse Trust No .4 Progress Warehouse Trust No .5 Progress Warehouse Trust No .6
Back-Up Servicer:	Perpetual Trustee (Ctd)			