

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.

	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	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

<u>COLLATERAL INFORMATION</u>	<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%
Weighted Average Variable Rate:		5.76%

<u>Outstanding Balance Distribution</u>	<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%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Outstanding Balance LVR Distribution</u>	<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%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

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

<u>Seasoning Analysis</u>	<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%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



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

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

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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	-	-	-	-
<b>Total</b>	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</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
<b>Total</b>	<b>1,982,008.76</b>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</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>	<u>Available</u>	<u>Drawn</u>
Principal Draw		(0.00)
Liquidity Reserve Account	2,022,728.26	-
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>			
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 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 2017-1 Trust		
	Progress 2017-2 Trust		
Back-Up Servicer:	Perpetual Trustee (Cold)		