

PROGRESS 2022-1 TRUST

Tuesday, 17 February 2026

Transaction Name:	Progress 2022-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Thursday, 26th May 2022
Maturity Date:	Monday, 17th March 2053
Payment Date:	17th 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>
Class A1-S Notes	1 M BBSW	87bps	Actual/365
Class A1-L Notes	1 M BBSW	130bps	Actual/365
Class AB Notes	1 M BBSW	190bps	Actual/365
Class B Notes	1 M BBSW	235bps	Actual/365
Class C Notes	1 M BBSW	260bps	Actual/365
Class D Notes	1 M BBSW	280bps	Actual/365
Class E Notes	1 M BBSW		Actual/365
Class F Notes	1 M BBSW		Actual/365

	<u>Currency</u>	<u>Initial Stated Amount</u>	<u>Current Invested Amount</u>	<u>Current Stated Amount</u>	<u>Percentages at Issue</u>	<u>Current Percentages</u>	<u>Rating S&P/Moodys</u>
Class A1-S Notes	A\$	75,000,000.00	-	-	15.00%	0.00%	AAA(sf)/Aaa (sf)
Class A1-L Notes	A\$	385,000,000.00	131,911,760.66	131,911,760.66	77.00%	83.28%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	18,650,000.00	12,347,262.63	12,347,262.63	3.73%	7.80%	AAA(sf)
Class B Notes	A\$	8,100,000.00	5,362,618.09	5,362,618.09	1.62%	3.39%	AAA(sf)
Class C Notes	A\$	6,300,000.00	4,170,925.16	4,170,925.16	1.26%	2.63%	AA-(sf)
Class D Notes	A\$	3,300,000.00	2,184,770.31	2,184,770.31	0.66%	1.38%	BBB+(sf)
Class E Notes	A\$	1,800,000.00	1,191,692.91	1,191,692.91	0.36%	0.75%	BB(sf)
Class F Notes	A\$	1,850,000.00	1,224,795.48	1,224,795.48	0.37%	0.77%	NR
TOTAL		500,000,000.00	158,393,825.24	158,393,825.24	100.00%	100.00%	

Current Payment Date: Tuesday, 17 February 2026

	<u>Pre Payment Date Bond Factors</u>	<u>Coupon Rate</u>	<u>Coupon Rate Reset Date</u>	<u>Initial Issued Notes (No.)</u>	<u>Interest Payment (per security)</u>	<u>Principal Payment (per security)</u>	<u>Post Payment Date Bond Factors</u>
Class A1-S Notes	0.0000	4.4304%	17-Feb-26	75,000	0.00	-	0.0000000000
Class A1-L Notes	0.3496	4.8604%	17-Feb-26	385,000	1.35	6.94	0.3426279498
Class AB Notes	0.6755	5.4604%	17-Feb-26	18,650	2.93	13.42	0.6620516155
Class B Notes	0.6755	5.9104%	17-Feb-26	8,100	3.17	13.42	0.6620516160
Class C Notes	0.6755	6.1604%	17-Feb-26	6,300	3.31	13.42	0.6620516127
Class D Notes	0.6755	6.3604%	17-Feb-26	3,300	3.41	13.42	0.6620516091
Class E Notes	0.6755	8.5604%	17-Feb-26	1,800	4.59	13.42	0.6620516167
Class F Notes	0.6755	10.0604%	17-Feb-26	1,850	5.40	13.42	0.6620516108
TOTAL				500,000	24.17	87.44	4.3149376306

COLLATERAL INFORMATION

	At Issue	Jan - 26
Total pool size:	\$499,578,298	\$157,058,825
Total Number Of Loans (UnConsolidated):	1638	671
Total number of loans (consolidating split loans):	939	369
Average loan Size:	\$532,032	\$425,634
Maximum loan size:	\$1,923,376	\$1,776,075
Total property value:	\$815,627,577	\$351,221,065
Number of Properties:	946	372
Average property value:	\$862,186	\$944,143
Average current LVR:	65.36%	49.69%
Average Term to Maturity (months):	297.28	240.71
Maximum Remaining Term to Maturity (months):	352.27	307.13
Weighted Average Seasoning (months):	41.95	87.20
Weighted Average Current LVR:	67.10%	57.72%
Weighted Average Term to Maturity (months):	311.69	267.40
% of pool with loans > \$500,000:	67.31%	58.44%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	88.17%	81.30%
% Fixed Rate Loans(Value):	30.12%	2.32%
% Interest Only loans (Value):	9.47%	4.70%
Weighted Average Mortgage Interest:	2.62%	5.77%
Investment Loans:	19.85%	21.11%
Weighted Average Fixed Rate:	4.54%	
Weighted Average Variable Rate:	5.80%	

Outstanding Balance Distribution

	\$ % at Issue	Jan - 26
≤ \$0	0.00%	-0.15%
> \$0 and ≤ \$100,000	0.40%	1.05%
> \$100,000 and ≤ \$150,000	0.64%	1.56%
> \$150,000 and ≤ \$200,000	1.29%	1.65%
> \$200,000 and ≤ \$250,000	2.27%	3.32%
> \$250,000 and ≤ \$300,000	3.98%	5.54%
> \$300,000 and ≤ \$350,000	5.66%	6.78%
> \$350,000 and ≤ \$400,000	5.79%	7.88%
> \$400,000 and ≤ \$450,000	5.90%	6.05%
> \$450,000 and ≤ \$500,000	6.77%	7.88%
> \$500,000 and ≤ \$550,000	6.61%	6.98%
> \$550,000 and ≤ \$600,000	6.98%	6.24%
> \$600,000 and ≤ \$650,000	6.52%	4.79%
> \$650,000 and ≤ \$700,000	4.04%	4.26%
> \$700,000 and ≤ \$750,000	4.20%	5.09%
> \$750,000 and ≤ \$800,000	4.03%	1.97%
> \$800,000 and ≤ \$850,000	3.78%	2.09%
> \$850,000 and ≤ \$900,000	4.55%	3.91%
> \$900,000 and ≤ \$950,000	2.04%	2.95%
> \$950,000 and ≤ \$1,000,000	2.53%	2.52%
> \$1,000,000 and ≤ \$1,050,000	1.23%	1.30%
> \$1,050,000 and ≤ \$1,100,000	2.14%	0.68%
> \$1,100,000 and ≤ \$1,150,000	0.90%	0.73%
> \$1,150,000 and ≤ \$1,200,000	1.18%	4.45%
> \$1,200,000 and ≤ \$1,250,000	2.46%	2.32%
> \$1,250,000 and ≤ \$1,300,000	2.79%	1.62%
> \$1,300,000 and ≤ \$1,400,000	3.79%	1.72%
> \$1,400,000 and ≤ \$1,500,000	2.61%	3.68%
> \$1,500,000 and ≤ \$1,750,000	3.81%	0.00%
> \$1,750,000 and ≤ \$2,000,000	1.11%	1.13%
> \$2,000,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	\$ % at Issue	Jan - 26
≤ 0%	0.00%	-0.15%
> 0% and ≤ 25%	1.57%	5.33%
> 25% and ≤ 30%	0.96%	2.64%
> 30% and ≤ 35%	1.05%	3.08%
> 35% and ≤ 40%	2.30%	3.20%
> 40% and ≤ 45%	3.57%	5.64%
> 45% and ≤ 50%	6.84%	8.93%
> 50% and ≤ 55%	5.26%	8.57%
> 55% and ≤ 60%	5.84%	9.54%
> 60% and ≤ 65%	6.45%	12.19%
> 65% and ≤ 70%	10.01%	13.60%
> 70% and ≤ 75%	14.89%	17.47%
> 75% and ≤ 80%	25.80%	8.96%
> 80% and ≤ 85%	13.67%	1.01%
> 85% and ≤ 90%	1.79%	0.00%
> 90% and ≤ 95%	0.00%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance

	\$ % at Issue	Jan - 26
Genworth	26.23%	22.66%
QBE	2.74%	2.32%
Not insured	71.03%	75.03%
Total	100.00%	100.00%

Seasoning Analysis

	\$ % at Issue	Jan - 26
> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	0.00%	0.00%
> 6 mths and ≤ 9 mths	3.89%	0.00%
> 9 mths and ≤ 12 mths	9.11%	0.00%
> 12 mths and ≤ 15 mths	2.56%	0.00%
> 15 mths and ≤ 18 mths	9.63%	0.00%
> 18 mths and ≤ 21 mths	7.97%	0.00%
> 21 mths and ≤ 24 mths	7.95%	0.00%
> 24 mths and ≤ 36 mths	16.03%	0.00%
> 36 mths and ≤ 48 mths	9.02%	0.00%
> 48 mths and ≤ 60 mths	10.85%	17.88%
> 60 mths and ≤ 72 mths	8.71%	27.90%
> 72 mths and ≤ 84 mths	4.66%	13.69%

> 84 mths and ≤ 96 mths	2.94%	7.17%
> 96 mths and ≤ 108 mths	1.86%	9.79%
> 108 mths and ≤ 120 mths	1.06%	9.22%
> 120 mths	3.76%	14.35%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Jan - 26
NSW - Inner city	0.10%	0.27%
NSW - Metro	43.29%	47.98%
NSW - Non metro	8.02%	4.39%
Total NSW	51.42%	52.64%
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.50%	1.43%
ACT - Non metro	0.00%	0.00%
Total ACT	1.50%	1.43%
NT - Inner city	0.00%	0.00%
NT - Metro	0.23%	0.25%
NT - Non metro	0.19%	0.31%
Total NT	0.42%	0.55%
SA - Inner city	0.00%	0.00%
SA - Metro	2.55%	1.95%
SA - Non metro	0.44%	0.05%
Total SA	2.99%	2.01%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.50%	10.09%
QLD - Non metro	6.65%	1.98%
Total QLD	15.16%	12.07%
TAS - Inner city	0.10%	0.00%
TAS - Metro	0.46%	0.42%
TAS - Non metro	0.07%	0.00%
Total TAS	0.63%	0.42%
VIC - Inner city	0.40%	0.45%
VIC - Metro	16.55%	18.91%
VIC - Non metro	2.29%	2.47%
Total VIC	19.25%	21.82%
WA - Inner city	0.15%	0.46%
WA - Metro	8.15%	8.58%
WA - Non metro	0.35%	0.04%
Total WA	8.65%	9.07%
Total Inner City	0.75%	1.18%
Total Metro	81.24%	89.59%
Total Non Metro	18.01%	9.23%
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
Feb-25	0.75%	0.04%	1.48%	2.26%
Mar-25	0.15%	0.57%	1.51%	2.23%
Apr-25	0.00%	0.31%	1.87%	2.18%
May-25	0.20%	0.27%	1.95%	2.42%
Jun-25	0.04%	0.00%	1.68%	1.73%
Jul-25	0.00%	0.04%	1.73%	1.77%
Aug-25	0.21%	0.00%	1.85%	2.07%
Sep-25	0.00%	0.22%	1.87%	2.09%
Oct-25	0.00%	0.00%	1.20%	1.20%
Nov-25	0.00%	0.00%	1.23%	1.23%
Dec-25	0.00%	0.00%	1.26%	1.26%
Jan-26	0.00%	0.00%	1.29%	1.29%

MORTGAGE SAFETY NET	No of Accounts	Amount (\$)
Feb-25	1	957,531
Mar-25	4	1,447,925
Apr-25	8	3,028,260
May-25	8	3,616,654
Jun-25	7	2,570,975
Jul-25	5	2,224,421
Aug-25	4	1,593,262
Sep-25	5	2,457,951
Oct-25	6	3,455,034
Nov-25	3	2,016,992
Dec-25	6	2,269,068
Jan-26	7	2,924,108

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

PRINCIPAL LOSS	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
Total	-	-	-	-

EXCESS SPREAD	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
Feb-25	200,087.16	1.15% \$	209,123,443
Mar-25	26,352.23	0.15% \$	205,471,104
Apr-25	69,944.06	0.42% \$	201,511,359
May-25	95,336.22	0.58% \$	196,871,511
Jun-25	158,471.83	0.98% \$	193,108,968
Jul-25	25,710.19	0.16% \$	191,357,426
Aug-25	91,911.40	0.59% \$	186,940,714
Sep-25	195,686.09	1.31% \$	179,143,690
Oct-25	77,318.02	0.53% \$	173,705,289
Nov-25	63,930.38	0.45% \$	169,332,212
Dec-25	93,049.93	0.68% \$	165,014,581
Jan-26	113,405.65	0.84% \$	161,603,597
Total	1,211,203.16		

ANNUALISED CPR	CPR % p.a
Feb-25	16.28%
Mar-25	18.09%
Apr-25	21.66%
May-25	17.78%
Jun-25	7.05%
Jul-25	21.52%
Aug-25	37.67%
Sep-25	28.09%
Oct-25	23.34%
Nov-25	23.61%
Dec-25	18.81%
Jan-26	18.01%

RESERVES	Available	Drawn
Principal Draw	-	-
Liquidity Reserve Account	1,335,000.01	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS	Role	Party	Current Rating S&P / Moody's	Rating Trigger S&P / Moody's
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	WBC	AA-/Aa3	A-2/P-1	

SERVICER

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)		