

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.

| | Base | Margin | Interest Calculation |
|------------------|----------|--------|----------------------|
| 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 |

| | Currency | Initial Stated Amount | Current Invested Amount | Current Stated Amount | Percentages at Issue | Current Percentages | Rating S&P/Moodys |
|------------------|----------|-----------------------|-------------------------|-----------------------|----------------------|---------------------|-------------------|
| 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

| | 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 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 |

| <u>COLLATERAL INFORMATION</u> | <u>At Issue</u> | <u>Jan - 26</u> |
|--|-----------------|-----------------|
| 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% |

| <u>Outstanding Balance Distribution</u> | <u>\$ % at Issue</u> | <u>Jan - 26</u> |
|---|----------------------|-----------------|
| ≤ \$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% |

| <u>Outstanding Balance LVR Distribution</u> | <u>\$ % at Issue</u> | <u>Jan - 26</u> |
|---|----------------------|-----------------|
| ≤ 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% |

| <u>Mortgage Insurance</u> | <u>\$ % at Issue</u> | <u>Jan - 26</u> |
|---------------------------|----------------------|-----------------|
| Genworth | 26.23% | 22.66% |
| QBE | 2.74% | 2.32% |
| Not insured | 71.03% | 75.03% |
| Total | 100.00% | 100.00% |

| <u>Seasoning Analysis</u> | <u>\$ % at Issue</u> | <u>Jan - 26</u> |
|---------------------------|----------------------|-----------------|
| > 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% |

| <u>Geographic Distribution</u> | <u>\$ % at Issue</u> | <u>Jan - 26</u> |
|--------------------------------|----------------------|-----------------|
| 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

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

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

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

| <u>PRINCIPAL LOSS</u> | <u>Gross Loss</u> | <u>LMI claim (A\$)</u> | <u>LMI payment (A\$)</u> | <u>Net loss</u> |
|-----------------------|-------------------|------------------------|--------------------------|-----------------|
| 2022 | - | - | - | - |
| 2023 | - | - | - | - |
| 2024 | - | - | - | - |
| Total | - | - | - | - |

| <u>EXCESS SPREAD</u> | <u>Excess Spread (A\$)</u> | <u>Excess Spread % p.a</u> | <u>Opening Bond Balance</u> |
|----------------------|----------------------------|----------------------------|-----------------------------|
| 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 | | |

| <u>ANNUALISED CPR</u> | <u>CPR % p.a</u> |
|-----------------------|------------------|
| 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% |

| <u>RESERVES</u> | <u>Available</u> | <u>Drawn</u> |
|---------------------------|------------------|--------------|
| Principal Draw | | - |
| Liquidity Reserve Account | 1,335,000.01 | - |
| Income Reserve | 150,000.00 | - |

| <u>SUPPORTING RATINGS</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 | WBC | AA-/Aa3 | A-2/P-1 |

SERVICER

Servicer:

Servicer Ranking or Rating:

Servicer Rating:

Servicer Experience:

AMP Bank Limited

BBB+ / Baa2

N/A

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 (Cold)