

Progress 2022-1 Trust Risk Retention Pool

Transaction Name: Progress 2022-1 Risk Retention Pool
Closing Date: Thursday, 26th May 2022
Maturity Date: Monday, 17th March 2053
Payment Date: 17th 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

Current Risk Retention pool balance as percentage of securitisation exposure: 7.51%

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Nov - 22</u>
Total pool size:	\$34,804,876	\$30,808,239
Average loan Size:	\$552,458	\$505,053
Maximum loan size:	\$1,407,816	\$1,025,651
Total property value:	\$45,347,648	\$41,660,420
Average property value:	\$719,804	\$671,942
Maximum current LVR:	92.37%	89.83%
Average current LVR:	79.53%	77.18%
Weighted average current LVR:	79.22%	78.07%
Total number of loans (unconsolidated):	80	84
Total number of loans (consolidating split loans):	63	61
Number of properties:	63	62
Average term to maturity (months):	320.02	307.01
Maximum remaining term to maturity (months):	343.79	355.89
Weighted average seasoning (months):	34.62	42.91
Weighted average term to maturity (months):	324.13	314.15
% of pool with loans > \$500,000:	74.29%	66.03%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	30.19%	27.41%
% Interest Only loans (Value):	10.41%	16.15%
Weighted Average Coupon:	2.66%	4.70%
Investment Loans:	22.93%	35.27%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Nov - 22</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.00%	0.23%
> \$100,000 and ≤ \$150,000	0.38%	0.90%
> \$150,000 and ≤ \$200,000	1.11%	0.59%
> \$200,000 and ≤ \$250,000	1.90%	0.75%
> \$250,000 and ≤ \$300,000	0.00%	0.88%
> \$300,000 and ≤ \$350,000	5.66%	9.52%
> \$350,000 and ≤ \$400,000	7.50%	3.59%
> \$400,000 and ≤ \$450,000	3.65%	8.32%
> \$450,000 and ≤ \$500,000	5.52%	9.18%
> \$500,000 and ≤ \$550,000	7.46%	8.54%
> \$550,000 and ≤ \$600,000	19.86%	16.81%
> \$600,000 and ≤ \$650,000	7.28%	12.36%
> \$650,000 and ≤ \$700,000	7.61%	6.46%
> \$700,000 and ≤ \$750,000	0.00%	7.08%
> \$750,000 and ≤ \$800,000	6.64%	0.00%
> \$800,000 and ≤ \$850,000	2.44%	5.43%
> \$850,000 and ≤ \$900,000	7.45%	0.00%
> \$900,000 and ≤ \$950,000	5.42%	6.02%
> \$950,000 and ≤ \$1,000,000	2.78%	0.00%
> \$1,000,000 and ≤ \$1,050,000	0.00%	3.33%
> \$1,050,000 and ≤ \$1,100,000	0.00%	0.00%
> \$1,100,000 and ≤ \$1,150,000	3.30%	0.00%
> \$1,150,000 and ≤ \$1,200,000	0.00%	0.00%
> \$1,200,000 and ≤ \$1,250,000	0.00%	0.00%
> \$1,250,000 and ≤ \$1,300,000	0.00%	0.00%
> \$1,300,000 and ≤ \$1,400,000	0.00%	0.00%
> \$1,400,000 and ≤ \$1,500,000	4.04%	0.00%
> \$1,500,000 and ≤ \$1,750,000	0.00%	0.00%
> \$1,750,000 and ≤ \$2,000,000	0.00%	0.00%
> \$2,000,000	0.00%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Nov - 22</u>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	0.54%	0.82%
> 25% and ≤ 30%	0.00%	0.00%
> 30% and ≤ 35%	0.00%	0.00%
> 35% and ≤ 40%	0.00%	2.29%
> 40% and ≤ 45%	0.00%	0.00%
> 45% and ≤ 50%	3.30%	0.00%
> 50% and ≤ 55%	0.00%	2.23%
> 55% and ≤ 60%	0.00%	0.00%
> 60% and ≤ 65%	1.03%	3.36%
> 65% and ≤ 70%	2.84%	6.43%
> 70% and ≤ 75%	8.92%	3.13%
> 75% and ≤ 80%	32.94%	32.20%
> 80% and ≤ 85%	25.35%	27.14%
> 85% and ≤ 90%	23.46%	22.40%
> 90% and ≤ 95%	1.63%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Nov - 22</u>
Genworth	60.07%	54.37%
QBE	0.00%	0.23%
Not Insured	39.93%	45.41%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Nov - 22</u>
> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	0.00%	1.34%
> 6 mths and ≤ 9 mths	0.00%	0.00%
> 9 mths and ≤ 12 mths	0.00%	0.88%
> 12 mths and ≤ 15 mths	0.00%	0.00%
> 15 mths and ≤ 18 mths	13.22%	2.94%
> 18 mths and ≤ 21 mths	11.48%	4.13%
> 21 mths and ≤ 24 mths	13.36%	10.88%
> 24 mths and ≤ 36 mths	42.78%	38.66%
> 36 mths and ≤ 48 mths	3.74%	12.89%
> 48 mths and ≤ 60 mths	3.29%	4.89%
> 60 mths and ≤ 72 mths	2.96%	7.35%
> 72 mths and ≤ 84 mths	3.30%	10.73%
> 84 mths and ≤ 96 mths	3.24%	2.51%
> 96 mths and ≤ 108 mths	0.00%	0.75%
> 108 mths and ≤ 120 mths	0.54%	0.00%
> 120 mths	2.10%	2.05%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Nov - 22</u>
ACT - Inner city	0.00%	0.00%
ACT - Metro	8.17%	6.33%
ACT - Non metro	0.00%	0.00%
Total ACT	8.17%	6.33%
NSW - Inner city	0.00%	0.00%
NSW - Metro	29.89%	32.40%
NSW - Non metro	8.24%	4.08%
Total NSW	38.13%	36.47%
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	8.71%	7.84%
QLD - Non metro	9.54%	6.82%
Total QLD	18.24%	14.66%
SA - Inner city	0.00%	0.00%
SA - Metro	0.00%	0.00%
SA - Non metro	0.00%	0.00%
Total SA	0.00%	0.00%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.00%	0.00%
TAS - Non metro	0.00%	0.00%
Total TAS	0.00%	0.00%
VIC - Inner city	2.78%	2.23%
VIC - Metro	21.12%	21.29%
VIC - Non metro	1.86%	4.54%
Total VIC	25.75%	28.06%
WA - Inner city	0.88%	0.98%
WA - Metro	7.83%	13.50%
WA - Non metro	1.00%	0.00%
Total WA	9.71%	14.48%
Total Inner City	0.00%	3.21%
Total Metro	83.04%	81.35%
Total Non Metro	16.96%	15.44%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Oct-22	0.00%	0.00%	0.00%	0.00%
Nov-22	0.00%	0.00%	0.00%	0.00%
<u>MORTGAGE SAFETY NET (Inclusive COV-19)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>		
Oct-22	-	-		
Nov-22	-	-		
<u>COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>		
Oct-22	-	-		
<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>		
Oct-22	-	-		
Nov-22	-	-		
<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2019	-	-	-	-
Total	-	-	-	-