

Progress 2022-2 Trust Risk Retention Pool

Transaction Name: Progress 2022-2 Risk Retention Pool
Closing Date: Wednesday, 28th September 2022
Maturity Date: Tuesday, 18th March 2053
Payment Date: 18th 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: 6.35%

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Sep - 25</u>
Total pool size:	\$51,416,491	\$17,661,782
Average loan Size:	\$659,186	\$535,206
Maximum loan size:	\$1,924,784	\$1,394,507
Total property value:	\$68,207,384	\$28,946,500
Average property value:	\$874,454	\$877,167
Maximum current LVR:	80.00%	80.00%
Average current LVR:	75.37%	62.13%
Weighted average current LVR:	75.71%	67.75%
Total number of loans (unconsolidated):	111	33
Total number of loans (consolidating split loans):	78	33
Number of properties:	78	33
Average term to maturity (months):	331.30	290.58
Maximum remaining term to maturity (months):	340.01	302.89
Weighted average seasoning (months):	25.20	62.88
Weighted average term to maturity (months):	333.77	296.76
% of pool with loans > \$500,000:	74.92%	65.93%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	39.33%	2.56%
% Interest Only loans (Value):	28.65%	13.77%
Weighted Average Coupon:	3.71%	5.73%
InVestment Loans:	37.17%	42.95%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Sep - 25</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.00%	0.00%
> \$100,000 and ≤ \$150,000	0.00%	1.65%
> \$150,000 and ≤ \$200,000	1.08%	1.13%
> \$200,000 and ≤ \$250,000	0.45%	1.32%
> \$250,000 and ≤ \$300,000	2.23%	4.71%
> \$300,000 and ≤ \$350,000	3.03%	1.72%
> \$350,000 and ≤ \$400,000	4.43%	6.04%
> \$400,000 and ≤ \$450,000	5.69%	7.01%
> \$450,000 and ≤ \$500,000	8.16%	10.48%
> \$500,000 and ≤ \$550,000	5.11%	6.10%
> \$550,000 and ≤ \$600,000	1.11%	3.36%
> \$600,000 and ≤ \$650,000	7.33%	10.65%
> \$650,000 and ≤ \$700,000	6.51%	3.69%
> \$700,000 and ≤ \$750,000	2.82%	0.00%
> \$750,000 and ≤ \$800,000	2.99%	8.89%
> \$800,000 and ≤ \$850,000	4.78%	0.00%
> \$850,000 and ≤ \$900,000	5.12%	0.00%
> \$900,000 and ≤ \$950,000	1.77%	5.35%
> \$950,000 and ≤ \$1,000,000	0.00%	5.57%
> \$1,000,000 and ≤ \$1,050,000	5.93%	0.00%
> \$1,050,000 and ≤ \$1,100,000	0.00%	0.00%
> \$1,100,000 and ≤ \$1,150,000	4.33%	0.00%
> \$1,150,000 and ≤ \$1,200,000	4.64%	0.00%
> \$1,200,000 and ≤ \$1,250,000	2.40%	6.96%
> \$1,250,000 and ≤ \$1,300,000	4.90%	0.00%
> \$1,300,000 and ≤ \$1,400,000	2.70%	15.37%
> \$1,400,000 and ≤ \$1,500,000	5.59%	0.00%
> \$1,500,000 and ≤ \$1,750,000	3.15%	0.00%
> \$1,750,000 and ≤ \$2,000,000	3.74%	0.00%
> \$2,000,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Sep - 25
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	0.00%	1.65%
> 25% and ≤ 30%	0.00%	1.32%
> 30% and ≤ 35%	0.00%	0.00%
> 35% and ≤ 40%	0.00%	2.45%
> 40% and ≤ 45%	0.00%	10.17%
> 45% and ≤ 50%	0.35%	0.00%
> 50% and ≤ 55%	0.00%	0.00%
> 55% and ≤ 60%	3.05%	0.00%
> 60% and ≤ 65%	1.30%	1.61%
> 65% and ≤ 70%	2.99%	11.43%
> 70% and ≤ 75%	13.54%	55.18%
> 75% and ≤ 80%	78.77%	16.19%
> 80% and ≤ 85%	0.00%	0.00%
> 85% and ≤ 90%	0.00%	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	Sep - 25
Genworth	9.73%	9.46%
QBE	0.76%	2.00%
Not Insured	89.51%	88.54%
Total	100.00%	100.00%
Seasoning Analysis	\$ % at Issue	Sep - 25
> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	0.00%	0.00%
> 6 mths and ≤ 9 mths	0.00%	0.00%
> 9 mths and ≤ 12 mths	0.00%	0.00%
> 12 mths and ≤ 15 mths	0.00%	0.00%
> 15 mths and ≤ 18 mths	0.00%	0.00%
> 18 mths and ≤ 21 mths	24.56%	0.00%
> 21 mths and ≤ 24 mths	46.67%	0.00%
> 24 mths and ≤ 36 mths	23.58%	0.00%
> 36 mths and ≤ 48 mths	0.81%	0.00%
> 48 mths and ≤ 60 mths	1.49%	66.57%
> 60 mths and ≤ 72 mths	2.11%	25.33%
> 72 mths and ≤ 84 mths	0.00%	2.27%
> 84 mths and ≤ 96 mths	0.00%	2.30%
> 96 mths and ≤ 108 mths	0.00%	1.53%
> 108 mths and ≤ 120 mths	0.00%	0.00%
> 120 mths	0.76%	2.00%
Total	100.00%	100.00%
Geographic Distribution	\$ % at Issue	Sep - 25
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.17%	3.54%
ACT - Non metro	0.00%	0.00%
Total ACT	2.17%	3.54%
NSW - Inner city	1.18%	0.00%
NSW - Metro	41.04%	40.55%
NSW - Non metro	9.60%	2.27%
Total NSW	51.82%	42.82%
NT - Metro	0.00%	0.00%
NT - Non metro	0.00%	0.00%
Total NT	0.00%	0.00%
QLD - Inner city	0.63%	0.00%
QLD - Metro	8.17%	17.02%
QLD - Non metro	7.26%	2.62%
Total QLD	16.06%	19.64%
SA - Inner city	0.00%	0.00%
SA - Metro	0.74%	0.00%
SA - Non metro	0.00%	0.00%
Total SA	0.74%	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	6.71%	3.56%
VIC - Metro	16.34%	27.25%
VIC - Non metro	2.46%	0.00%
Total VIC	25.51%	30.82%
WA - Inner city	0.58%	1.57%
WA - Metro	1.53%	1.61%
WA - Non metro	1.58%	0.00%
Total WA	3.69%	3.18%
Total Inner City	9.10%	5.14%
Total Metro	70.00%	89.97%
Total Non Metro	20.91%	4.89%

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>
Oct-24	0.00%	0.00%	0.00%	0.00%
Nov-24	0.00%	0.00%	0.00%	0.00%
Dec-24	0.00%	0.00%	0.00%	0.00%
Jan-25	0.00%	0.00%	0.00%	0.00%
Feb-25	0.00%	0.00%	0.00%	0.00%
Mar-25	0.00%	0.00%	0.00%	0.00%
Apr-25	0.00%	0.00%	0.00%	0.00%
May-25	0.00%	0.00%	0.00%	0.00%
Jun-25	0.00%	0.00%	0.00%	0.00%
Jul-25	0.00%	0.00%	0.00%	0.00%
Aug-25	0.00%	0.00%	0.00%	0.00%
Sep-25	0.00%	0.00%	0.00%	0.00%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-24	-	-
Nov-24	-	-
Dec-24	-	-
Jan-25	-	-
Feb-25	-	-
Mar-25	-	-
Apr-25	-	-
May-25	-	-
Jun-25	-	-
Jul-25	-	-
Aug-25	-	-
Sep-25	-	-

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-24	-	-
Nov-24	-	-
Dec-24	-	-
Jan-25	-	-
Feb-25	-	-
Mar-25	-	-
Apr-25	-	-
May-25	-	-
Jun-25	-	-
Jul-25	-	-
Aug-25	-	-
Sep-25	-	-

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