

# PROGRESS 2023-1 TRUST

Monday, 16 February 2026

Transaction Name: Progress 2023-1 Trust  
 Trustee: Perpetual Trustee Company Limited  
 Security Trustee: P.T. Limited  
 Originator: AMP Bank Limited  
 Servicer & Custodian: AMP Bank Limited  
 Issue Date: Thursday, 30th March 2023  
 Maturity Date: Monday, 18th May 2054  
 Payment Date: 16th 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 Notes	1 M BBSW	145bps	Actual/365
Class AB Notes	1 M BBSW	240bps	Actual/365
Class B Notes	1 M BBSW	310bps	Actual/365
Class C Notes	1 M BBSW	350bps	Actual/365
Class D Notes	1 M BBSW	420bps	Actual/365
Class E Notes	1 M BBSW	600bps	Actual/365
Class F Notes	1 M BBSW	695bps	Actual/365

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Fitch
Class A Notes	A\$	690,000,000.00	247,509,005.01	247,509,005.01	92.00%	83.88%	AAA(sf)/AAA (sf)
Class AB Notes	A\$	30,230,000.00	23,961,473.56	23,961,473.56	4.03%	8.12%	AAA(sf)/AAA (sf)
Class B Notes	A\$	11,400,000.00	9,036,083.31	9,036,083.31	1.52%	3.06%	AA(sf)/NR
Class C Notes	A\$	7,500,000.00	5,944,791.65	5,944,791.65	1.00%	2.01%	A(sf)/NR
Class D Notes	A\$	3,675,000.00	2,912,947.90	2,912,947.90	0.49%	0.99%	BBB(sf)/NR
Class E Notes	A\$	3,595,000.00	2,849,536.78	2,849,536.78	0.48%	0.97%	BB(sf)/NR
Class F Notes	A\$	3,600,000.00	2,853,499.99	2,853,499.99	0.48%	0.97%	NR/NR
<b>TOTAL</b>		<b>750,000,000.00</b>	<b>295,067,338.20</b>	<b>295,067,338.20</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date: Monday, 16 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 A Notes	0.3643	5.0125%	16-Feb-26	690,000	1.55	5.55	0.3587087029
Class AB Notes	0.8049	5.9625%	16-Feb-26	30,230	4.08	12.25	0.7926388872
Class B Notes	0.8049	6.6625%	16-Feb-26	11,400	4.55	12.25	0.7926388868
Class C Notes	0.8049	7.0625%	16-Feb-26	7,500	4.83	12.25	0.7926388867
Class D Notes	0.8049	7.7625%	16-Feb-26	3,675	5.31	12.25	0.7926388844
Class E Notes	0.8049	9.5625%	16-Feb-26	3,595	6.54	12.25	0.7926388818
Class F Notes	0.8049	10.5125%	16-Feb-26	3,600	7.19	12.25	0.7926388861
<b>TOTAL</b>				<b>750,000</b>	<b>34.04</b>	<b>79.07</b>	<b>5.1145420159</b>

**COLLATERAL INFORMATION****At Issue****Jan - 26**

Total pool size:	\$733,050,957	\$288,574,414
Total Number Of Loans (UnConsolidated):	1917	842
Total number of loans (consolidating split loans):	1267	582
Average loan Size:	\$578,572	\$495,832
Maximum loan size:	\$1,484,960	\$1,467,146
Total property value:	\$1,181,290,659	\$542,794,829
Number of Properties:	1500	669
Average property value:	\$787,527	\$811,353
Average current LVR:	64.19%	55.08%
Average Term to Maturity (months):	317.38	280.57
Maximum Remaining Term to Maturity (months):	356.22	321.11
Weighted Average Seasoning (months):	530	65.51
Weighted Average Current LVR:	64.02%	58.23%
Weighted Average Term to Maturity (months):	323.62	287.58
% of pool with loans > \$500,000:	73.87%	66.54%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	89.04%	87.10%
% Fixed Rate Loans(Value):	14.45%	0.23%
% Interest Only loans (Value):	8.43%	5.55%
Weighted Average Mortgage Interest:	5.11%	5.67%
Weighted Average Fixed Rate:	2.04%	5.29%
Weighted Average Variable Rate:	5.63%	5.67%
Investment Loans:	17.73%	18.31%

**Outstanding Balance Distribution****\$ % at Issue****Jan - 26**

≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.04%	0.20%
> \$100,000 and ≤ \$150,000	0.26%	0.93%
> \$150,000 and ≤ \$200,000	0.91%	1.87%
> \$200,000 and ≤ \$250,000	1.47%	2.28%
> \$250,000 and ≤ \$300,000	2.62%	3.85%
> \$300,000 and ≤ \$350,000	4.25%	6.35%
> \$350,000 and ≤ \$400,000	4.94%	3.36%
> \$400,000 and ≤ \$450,000	5.42%	5.88%
> \$450,000 and ≤ \$500,000	6.22%	8.75%
> \$500,000 and ≤ \$550,000	8.18%	8.94%
> \$550,000 and ≤ \$600,000	8.64%	8.40%
> \$600,000 and ≤ \$650,000	7.06%	8.61%
> \$650,000 and ≤ \$700,000	6.68%	5.85%
> \$700,000 and ≤ \$750,000	4.74%	4.04%
> \$750,000 and ≤ \$800,000	4.75%	3.75%
> \$800,000 and ≤ \$850,000	3.82%	3.14%
> \$850,000 and ≤ \$900,000	2.97%	5.49%
> \$900,000 and ≤ \$950,000	4.54%	2.89%
> \$950,000 and ≤ \$1,000,000	4.00%	4.03%
> \$1,000,000 and ≤ \$1,050,000	3.35%	2.50%
> \$1,050,000 and ≤ \$1,100,000	2.49%	2.26%
> \$1,100,000 and ≤ \$1,150,000	2.01%	0.78%
> \$1,150,000 and ≤ \$1,200,000	2.40%	1.23%
> \$1,200,000 and ≤ \$1,250,000	1.99%	0.43%
> \$1,250,000 and ≤ \$1,300,000	2.08%	0.00%
> \$1,300,000 and ≤ \$1,400,000	2.58%	3.70%
> \$1,400,000 and ≤ \$1,500,000	1.58%	0.51%
> \$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%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Outstanding Balance LVR Distribution****\$ % at Issue****Jan - 26**

≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	0.15%	1.99%
> 25% and ≤ 30%	0.16%	0.89%
> 30% and ≤ 35%	0.36%	1.99%
> 35% and ≤ 40%	0.53%	1.93%
> 40% and ≤ 45%	2.81%	6.43%
> 45% and ≤ 50%	3.97%	7.04%
> 50% and ≤ 55%	9.76%	13.12%
> 55% and ≤ 60%	12.32%	15.31%
> 60% and ≤ 65%	16.71%	18.59%
> 65% and ≤ 70%	22.69%	20.70%
> 70% and ≤ 75%	23.01%	9.87%
> 75% and ≤ 80%	7.38%	1.99%
> 80% and ≤ 85%	0.03%	0.00%
> 85% and ≤ 90%	0.12%	0.14%
> 90% and ≤ 95%	0.00%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Mortgage Insurance****\$ % at Issue****Jan - 26**

Genworth	2.56%	2.09%
QBE	1.12%	1.55%
Not insured	96.32%	96.36%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Seasoning Analysis****\$ % at Issue****Jan - 26**

> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	7.44%	0.00%
> 6 mths and ≤ 9 mths	15.11%	0.00%
> 9 mths and ≤ 12 mths	6.71%	0.00%
> 12 mths and ≤ 15 mths	8.89%	0.00%
> 15 mths and ≤ 18 mths	5.47%	0.00%
> 18 mths and ≤ 21 mths	11.87%	0.00%
> 21 mths and ≤ 24 mths	8.00%	0.00%
> 24 mths and ≤ 36 mths	9.07%	0.00%
> 36 mths and ≤ 48 mths	7.27%	33.56%
> 48 mths and ≤ 60 mths	3.22%	28.83%
> 60 mths and ≤ 72 mths	6.57%	8.92%

> 72 mths and ≤ 84 mths	6.69%	6.65%
> 84 mths and ≤ 96 mths	1.30%	3.31%
> 96 mths and ≤ 108 mths	0.77%	7.50%
> 108 mths and ≤ 120 mths	0.38%	6.69%
> 120 mths	1.23%	4.55%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 26</u>
NSW - Inner city	0.22%	0.18%
NSW - Metro	31.96%	36.66%
NSW - Non metro	10.29%	6.10%
<b>Total NSW</b>	<b>42.47%</b>	<b>42.94%</b>
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.67%	2.38%
ACT - Non metro	0.00%	0.00%
<b>Total ACT</b>	<b>2.67%</b>	<b>2.38%</b>
NT - Inner city	0.00%	0.00%
NT - Metro	0.09%	0.07%
NT - Non metro	0.13%	0.17%
<b>Total NT</b>	<b>0.22%</b>	<b>0.24%</b>
SA - Inner city	0.02%	0.01%
SA - Metro	3.95%	3.82%
SA - Non metro	0.98%	1.20%
<b>Total SA</b>	<b>4.96%</b>	<b>5.03%</b>
QLD - Inner city	0.07%	0.00%
QLD - Metro	10.41%	13.96%
QLD - Non metro	5.38%	0.98%
<b>Total QLD</b>	<b>15.86%</b>	<b>14.94%</b>
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.47%	0.56%
TAS - Non metro	0.18%	0.26%
<b>Total TAS</b>	<b>0.65%</b>	<b>0.81%</b>
VIC - Inner city	0.31%	0.16%
VIC - Metro	20.22%	21.28%
VIC - Non metro	3.27%	2.33%
<b>Total VIC</b>	<b>23.81%</b>	<b>23.76%</b>
WA - Inner city	0.05%	0.12%
WA - Metro	8.55%	9.27%
WA - Non metro	0.76%	0.51%
<b>Total WA</b>	<b>9.35%</b>	<b>9.90%</b>
Total Inner City	0.68%	0.46%
Total Metro	78.35%	88.00%
Total Non Metro	20.98%	11.53%
Secured by Term Deposit	0.00%	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>
Feb-25	0.18%	0.27%	0.64%	1.08%
Mar-25	0.18%	0.24%	0.81%	1.24%
Apr-25	0.31%	0.00%	0.82%	1.13%
May-25	0.00%	0.19%	0.66%	0.86%
Jun-25	0.16%	0.15%	0.88%	1.19%
Jul-25	0.14%	0.17%	1.08%	1.39%
Aug-25	0.14%	0.00%	0.77%	0.91%
Sep-25	0.15%	0.00%	0.79%	0.94%
Oct-25	0.38%	0.00%	0.81%	1.19%
Nov-25	0.45%	0.39%	0.65%	1.50%
Dec-25	0.00%	0.67%	0.90%	1.57%
Jan-26	0.25%	0.20%	1.39%	1.85%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-25	13	5,126,165
Mar-25	12	4,702,867
Apr-25	7	2,554,085
May-25	9	4,085,629
Jun-25	8	3,536,564
Jul-25	8	3,367,503
Aug-25	6	2,341,066
Sep-25	7	2,789,858
Oct-25	9	3,988,693
Nov-25	9	3,818,249
Dec-25	7	2,971,405
Jan-26	9	3,584,738

<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>
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>
Feb-25	403,443.21	1.21%	\$ 400,154,650
Mar-25	127,761.41	0.39%	\$ 392,385,008
Apr-25	212,451.15	0.67%	\$ 382,564,498
May-25	94,212.56	0.30%	\$ 372,259,478
Jun-25	335,882.77	1.11%	\$ 364,021,606
Jul-25	-	0.00%	\$ 356,634,704
Aug-25	256,482.15	0.90%	\$ 342,506,968
Sep-25	304,652.42	1.09%	\$ 335,886,256
Oct-25	81,987.31	0.30%	\$ 326,367,975
Nov-25	143,893.96	0.54%	\$ 319,615,653
Dec-25	237,069.21	0.91%	\$ 313,285,483
Jan-26	135,544.07	0.54%	\$ 299,629,107
<b>Total</b>	<b>2,333,380.22</b>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Feb-25	18.54%
Mar-25	23.94%
Apr-25	25.61%
May-25	21.05%
Jun-25	19.25%
Jul-25	36.32%
Aug-25	18.08%
Sep-25	26.57%
Oct-25	19.31%
Nov-25	18.41%
Dec-25	38.86%
Jan-26	13.68%

**RESERVES**

	<u>Available</u>	<u>Drawn</u>
Principal Draw		(0.00)
Liquidity Reserve Account	6,492,924.31	-
Income Reserve	150,000.00	-

**SUPPORTING RATINGS**

<u>Role</u>	<u>Party</u>	<u>Current Rating S&amp;P / Fitch</u>	<u>Rating Trigger S&amp;P /Fitch</u>
Fixed Rate Swap Provider	BNP Paribas	AA-/Aa3	A-2 BBB /A F1
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/ P-1	A- / P-1
Bank Account Provider	ANZ	AA-/A1	A-2/A S

**SERVICER**

<b>Servicer:</b>	AMP Bank Limited		
<b>Servicer Ranking or Rating:</b>	BBB+ / Baa2		
<b>Servicer Rating:</b>	N/A		
<b>Servicer Experience:</b>	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 2022-1 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		
<b>Back-Up Servicer:</b>	Perpetual Trustee (Cold)		