

PROGRESS 2023-1 TRUST
Thursday, 16 October 2025

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	273,764,670.54	273,764,670.54	92.00%	83.88%	AAA(sf)/AAA (sf)
Class AB Notes	A\$	30,230,000.00	26,503,297.98	26,503,297.98	4.03%	8.12%	AAA(sf)/AAA (sf)
Class B Notes	A\$	11,400,000.00	9,994,627.76	9,994,627.76	1.52%	3.06%	AA(sf)/NR
Class C Notes	A\$	7,500,000.00	6,575,413.00	6,575,413.00	1.00%	2.01%	A(sf)/NR
Class D Notes	A\$	3,675,000.00	3,221,952.37	3,221,952.37	0.49%	0.99%	BBB(sf)/NR
Class E Notes	A\$	3,595,000.00	3,151,814.62	3,151,814.62	0.48%	0.97%	BB(sf)/NR
Class F Notes	A\$	3,600,000.00	3,156,198.24	3,156,198.24	0.48%	0.97%	NR/NR
TOTAL		750,000,000.00	326,367,974.51	326,367,974.51	100.00%	100.00%	

Current Payment Date: Thursday, 16 October 2025

	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	0.4083	4.9900%	16-Oct-25	690,000	1.67	11.57	0.3967603921
Class AB Notes	0.9023	5.9400%	16-Oct-25	30,230	4.41	25.57	0.8767217327
Class B Notes	0.9023	6.6400%	16-Oct-25	11,400	4.92	25.57	0.8767217333
Class C Notes	0.9023	7.0400%	16-Oct-25	7,500	5.22	25.57	0.8767217333
Class D Notes	0.9023	7.7400%	16-Oct-25	3,675	5.74	25.57	0.8767217333
Class E Notes	0.9023	9.5400%	16-Oct-25	3,595	7.07	25.57	0.8767217302
Class F Notes	0.9023	10.4900%	16-Oct-25	3,600	7.78	25.57	0.8767217333
TOTAL				750,000	36.82	164.98	5.6570907883

COLLATERAL INFORMATION

	At Issue	Sep - 25
Total pool size:	\$733,050,957	\$319,024,695
Total Number Of Loans (UnConsolidated):	1917	919
Total number of loans (consolidating split loans):	1267	632
Average loan Size:	\$578,572	\$504,786
Maximum loan size:	\$1,484,960	\$1,481,080
Total property value:	\$1,181,290,659	\$588,880,686
Number of Properties:	1500	727
Average property value:	\$787,527	\$810,015
Average current LVR:	64.19%	56.18%
Average Term to Maturity (months):	317.38	285.11
Maximum Remaining Term to Maturity (months):	356.22	325.15
Weighted Average Seasoning (months):	\$30	61.52
Weighted Average Current LVR:	64.02%	58.63%
Weighted Average Term to Maturity (months):	323.62	291.54
% of pool with loans > \$500,000:	73.87%	66.39%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	89.04%	86.83%
% Fixed Rate Loans(Value):	14.45%	0.21%
% Interest Only loans (Value):	8.43%	5.53%
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%	17.79%

Outstanding Balance Distribution

	\$ % at Issue	Sep - 25
≤ \$0	0.00%	-0.01%
> \$0 and ≤ \$100,000	0.04%	0.26%
> \$100,000 and ≤ \$150,000	0.26%	0.79%
> \$150,000 and ≤ \$200,000	0.91%	1.59%
> \$200,000 and ≤ \$250,000	1.47%	2.15%
> \$250,000 and ≤ \$300,000	2.62%	3.64%
> \$300,000 and ≤ \$350,000	4.25%	6.36%
> \$350,000 and ≤ \$400,000	4.94%	3.61%
> \$400,000 and ≤ \$450,000	5.42%	6.40%
> \$450,000 and ≤ \$500,000	6.22%	8.83%
> \$500,000 and ≤ \$550,000	8.18%	7.91%
> \$550,000 and ≤ \$600,000	8.64%	8.46%
> \$600,000 and ≤ \$650,000	7.06%	9.36%
> \$650,000 and ≤ \$700,000	6.68%	5.70%
> \$700,000 and ≤ \$750,000	4.74%	4.08%
> \$750,000 and ≤ \$800,000	4.75%	3.87%
> \$800,000 and ≤ \$850,000	3.82%	2.60%
> \$850,000 and ≤ \$900,000	2.97%	4.67%
> \$900,000 and ≤ \$950,000	4.54%	4.04%
> \$950,000 and ≤ \$1,000,000	4.00%	4.27%
> \$1,000,000 and ≤ \$1,050,000	3.35%	2.25%
> \$1,050,000 and ≤ \$1,100,000	2.49%	2.04%
> \$1,100,000 and ≤ \$1,150,000	2.01%	1.05%
> \$1,150,000 and ≤ \$1,200,000	2.40%	1.11%
> \$1,200,000 and ≤ \$1,250,000	1.99%	1.15%
> \$1,250,000 and ≤ \$1,300,000	2.08%	0.00%
> \$1,300,000 and ≤ \$1,400,000	2.58%	3.36%
> \$1,400,000 and ≤ \$1,500,000	1.58%	0.46%
> \$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%

Outstanding Balance LVR Distribution

	\$ % at Issue	Sep - 25
≤ 0%	0.00%	-0.01%
> 0% and ≤ 25%	0.15%	1.33%
> 25% and ≤ 30%	0.16%	1.14%
> 30% and ≤ 35%	0.36%	2.61%
> 35% and ≤ 40%	0.53%	2.61%
> 40% and ≤ 45%	2.81%	5.41%
> 45% and ≤ 50%	3.97%	6.27%
> 50% and ≤ 55%	9.76%	13.62%
> 55% and ≤ 60%	12.32%	13.60%
> 60% and ≤ 65%	16.71%	18.04%
> 65% and ≤ 70%	22.69%	20.02%
> 70% and ≤ 75%	23.01%	13.26%
> 75% and ≤ 80%	7.38%	1.96%
> 80% and ≤ 85%	0.03%	0.00%
> 85% and ≤ 90%	0.12%	0.13%
> 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	2.56%	2.03%
QBE	1.12%	1.66%
Not insured	96.32%	96.31%
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	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%	3.82%
> 36 mths and ≤ 48 mths	7.27%	37.96%
> 48 mths and ≤ 60 mths	3.22%	23.33%
> 60 mths and ≤ 72 mths	6.57%	9.84%

> 72 mths and ≤ 84 mths	6.69%	4.34%
> 84 mths and ≤ 96 mths	1.30%	2.99%
> 96 mths and ≤ 108 mths	0.77%	8.26%
> 108 mths and ≤ 120 mths	0.38%	5.86%
> 120 mths	1.23%	3.59%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 25</u>
NSW - Inner city	0.22%	0.17%
NSW - Metro	31.96%	37.01%
NSW - Non metro	10.29%	5.20%
Total NSW	42.47%	42.37%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.67%	2.24%
ACT - Non metro	0.00%	0.00%
Total ACT	2.67%	2.24%
NT - Inner city	0.00%	0.00%
NT - Metro	0.09%	0.07%
NT - Non metro	0.13%	0.15%
Total NT	0.22%	0.22%
SA - Inner city	0.02%	-0.01%
SA - Metro	3.95%	4.12%
SA - Non metro	0.98%	1.37%
Total SA	4.96%	5.48%
QLD - Inner city	0.07%	0.00%
QLD - Metro	10.41%	14.20%
QLD - Non metro	5.38%	1.00%
Total QLD	15.86%	15.21%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.47%	0.51%
TAS - Non metro	0.18%	0.26%
Total TAS	0.65%	0.77%
VIC - Inner city	0.31%	0.24%
VIC - Metro	20.22%	21.37%
VIC - Non metro	3.27%	2.31%
Total VIC	23.81%	23.92%
WA - Inner city	0.05%	0.11%
WA - Metro	8.55%	9.02%
WA - Non metro	0.76%	0.65%
Total WA	9.35%	9.78%
Total Inner City	0.68%	0.51%
Total Metro	78.35%	88.54%
Total Non Metro	20.98%	10.96%
Secured by Term Deposit	0.00%	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>
Oct-24	0.50%	0.41%	0.55%	1.47%
Nov-24	0.00%	0.10%	0.66%	0.76%
Dec-24	0.39%	0.00%	0.79%	1.18%
Jan-25	0.36%	0.23%	0.69%	1.28%
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%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-24	8	3,279,296
Nov-24	8	2,568,916
Dec-24	16	6,982,943
Jan-25	11	4,792,187
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

<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	-	-	-	-
2024	-	-	-	-
Total	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Oct-24	19,508.17	0.05%	\$ 439,471,033
Nov-24	367,737.07	1.02%	\$ 432,386,810
Dec-24	236,094.46	0.67%	\$ 423,003,094
Jan-25	161,017.90	0.47%	\$ 407,482,912
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
Total	2,519,243.27		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Oct-24	15.28%
Nov-24	20.86%
Dec-24	34.23%
Jan-25	17.12%
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%

RESERVES

	Available	Drawn
Principal Draw		(0.00)
Liquidity Reserve Account	7,343,279.43	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Fitch	Rating Trigger S&P /Fitch
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

Servicer:	AMP Bank Limited	
Servicer Ranking or Rating:	BBB+ / Baa2	
Servicer Rating:	N/A	
Servicer Experience:	Progress 2005-2 Trust	Progress 2018-1 Trust
	Progress 2006-1 Trust	Progress 2019-1 Trust
	Progress 2007-1G Trust	Progress 2020-1 Trust
	Progress 2008-1R Trust	Progress 2021-1 Trust
	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 Warehouse Trust No .3
	Progress 2014-2 Trust	Progress Warehouse Trust No .4
	Progress 2016-1 Trust	Progress Warehouse Trust No .5
	Progress 2017-1 Trust	Progress 2025-1 Trust
	Progress 2017-2 Trust	
Back-Up Servicer:	Perpetual Trustee (Cold)	