

Progress 2023-2 Trust Risk Retention Pool

Transaction Name: Progress 2023-2
Closing Date: Wednesday, 20th September 2023
Maturity Date: Monday, 13th July 2054
Payment Date: The 12th 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: 8.77%

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Apr - 26</u>
Total pool size:	51,166,887	\$28,295,481
Average loan Size:	647,682	\$514,463
Maximum loan size:	1,721,900	\$1,543,571
Total property value:	87,800,863	\$53,418,368
Average property value:	836,199	\$847,911
Maximum current LVR:	78.57%	81.24%
Average current LVR:	62.22%	55.18%
Weighted average current LVR:	62.98%	60.66%
Total number of loans (unconsolidated):	162	93
Total number of loans (consolidating split loans):	79	55
Number of properties:	105	63
Average term to maturity (months):	309.30	264.34
Maximum remaining term to maturity (months):	338.96	314.04
Weighted average seasoning (months):	31.77	66.73
Weighted average term to maturity (months):	317.56	278.01
% of pool with loans > \$500,000:	79.36%	69.15%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	63.94%	2.98%
% InterEst Only loans (Value):	13.48%	13.70%
Weighted Average Coupon:	3.63%	5.98%
Weighted Average Fixed Rate:	2.15%	4.49%
Weighted Average Variable Rate:	6.26%	6.03%
InVestment Loans:	29.96%	27.72%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Apr - 26</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.17%	0.48%
> \$100,000 and ≤ \$150,000	0.48%	0.50%
> \$150,000 and ≤ \$200,000	0.34%	1.33%
> \$200,000 and ≤ \$250,000	1.79%	2.49%
> \$250,000 and ≤ \$300,000	1.67%	4.81%
> \$300,000 and ≤ \$350,000	4.38%	4.65%
> \$350,000 and ≤ \$400,000	2.84%	2.73%
> \$400,000 and ≤ \$450,000	3.38%	8.82%
> \$450,000 and ≤ \$500,000	5.59%	5.03%
> \$500,000 and ≤ \$550,000	7.18%	9.36%
> \$550,000 and ≤ \$600,000	6.74%	4.11%
> \$600,000 and ≤ \$650,000	1.19%	11.05%
> \$650,000 and ≤ \$700,000	5.27%	7.24%
> \$700,000 and ≤ \$750,000	8.52%	2.53%
> \$750,000 and ≤ \$800,000	1.49%	2.73%
> \$800,000 and ≤ \$850,000	3.28%	0.00%
> \$850,000 and ≤ \$900,000	3.42%	3.07%
> \$900,000 and ≤ \$950,000	5.39%	6.48%
> \$950,000 and ≤ \$1,000,000	1.86%	0.00%
> \$1,000,000 and ≤ \$1,050,000	6.03%	7.29%
> \$1,050,000 and ≤ \$1,100,000	2.11%	0.00%
> \$1,100,000 and ≤ \$1,150,000	2.23%	0.00%
> \$1,150,000 and ≤ \$1,200,000	2.25%	0.00%
> \$1,200,000 and ≤ \$1,250,000	0.00%	0.00%
> \$1,250,000 and ≤ \$1,300,000	4.96%	4.57%
> \$1,300,000 and ≤ \$1,400,000	5.19%	0.00%
> \$1,400,000 and ≤ \$1,500,000	5.71%	5.28%
> \$1,500,000 and ≤ \$1,750,000	6.54%	5.46%
> \$1,750,000 and ≤ \$2,000,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Apr - 26
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	0.48%	1.77%
> 25% and ≤ 30%	2.40%	2.62%
> 30% and ≤ 35%	2.14%	0.87%
> 35% and ≤ 40%	1.42%	3.09%
> 40% and ≤ 45%	10.20%	4.34%
> 45% and ≤ 50%	9.74%	4.58%
> 50% and ≤ 55%	5.42%	9.80%
> 55% and ≤ 60%	0.63%	16.54%
> 60% and ≤ 65%	7.92%	14.39%
> 65% and ≤ 70%	7.90%	10.93%
> 70% and ≤ 75%	31.75%	20.97%
> 75% and ≤ 80%	19.99%	8.37%
> 80% and ≤ 85%	0.00%	1.74%
> 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	Apr - 26
Helia	2.00%	2.87%
QBE	1.89%	1.44%
Not Insured	96.11%	95.69%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Apr - 26
> 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	0.00%	0.00%
> 21 mths and ≤ 24 mths	52.91%	1.05%
> 24 mths and ≤ 36 mths	31.31%	1.34%
> 36 mths and ≤ 48 mths	4.67%	5.29%
> 48 mths and ≤ 60 mths	1.37%	53.65%
> 60 mths and ≤ 72 mths	4.04%	7.16%
> 72 mths and ≤ 84 mths	1.30%	20.33%
> 84 mths and ≤ 96 mths	0.00%	2.95%
> 96 mths and ≤ 108 mths	0.00%	1.42%
> 108 mths and ≤ 120 mths	2.51%	2.12%
> 120 mths	1.89%	4.69%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Apr - 26
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.87%	0.67%
ACT - Non metro	0.00%	0.00%
Total ACT	2.87%	0.67%
NSW - Inner city	1.43%	0.00%
NSW - Metro	33.36%	28.69%
NSW - Non metro	6.34%	4.34%
Total NSW	41.13%	33.02%
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	4.44%	23.85%
QLD - Non metro	6.57%	0.00%
Total QLD	11.01%	23.85%
SA - Inner city	0.00%	0.00%
SA - Metro	0.59%	4.57%
SA - Non metro	0.63%	0.84%
Total SA	1.21%	5.41%
TAS - Inner city	0.00%	0.00%
TAS - Metro	1.17%	0.00%
TAS - Non metro	0.00%	0.00%
Total TAS	1.17%	0.00%
VIC - Inner city	1.32%	0.99%
VIC - Metro	28.62%	22.08%
VIC - Non metro	1.56%	3.61%
Total VIC	31.50%	26.68%
WA - Inner city	3.38%	2.87%
WA - Metro	7.73%	7.49%
WA - Non metro	0.00%	0.00%
Total WA	11.11%	10.37%
Total Inner City	6.14%	3.86%
Total Metro	78.77%	87.35%
Total Non Metro	15.09%	8.79%

Total	100.00%	100.00%
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*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>60-90</u>	<u>90+</u>	<u>Total</u>
May-25	0.94%	0.00%	0.00%	0.94%
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%
Oct-25	1.57%	0.00%	0.00%	1.57%
Nov-25	0.00%	0.98%	0.00%	0.98%
Dec-25	0.00%	0.99%	0.00%	0.99%
Jan-26	0.00%	0.99%	0.00%	0.99%
Feb-26	0.00%	0.00%	1.02%	1.02%
Mar-26	0.00%	0.00%	1.04%	1.04%
Apr-26	0.00%	0.00%	1.05%	1.05%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
May-25	-	-
Jun-25	-	-
Jul-25	1	197,189
Aug-25	1	196,172
Sep-25	2	385,976
Oct-25	1	191,895
Nov-25	-	-
Dec-25	-	-
Jan-26	-	-
Feb-26	-	-
Mar-26	-	-
Apr-26	-	-

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