

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: 9.08%

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jul - 26</u>
Total pool size:	51,166,887	\$27,234,997
Average loan Size:	647,682	\$504,352
Maximum loan size:	1,721,900	\$1,543,271
Total property value:	87,800,863	\$52,818,368
Average property value:	836,199	\$851,909
Maximum current LVR:	78.57%	81.24%
Average current LVR:	62.22%	53.62%
Weighted average current LVR:	62.98%	60.05%
Total number of loans (unconsolidated):	162	89
Total number of loans (consolidating split loans):	79	54
Number of properties:	105	62
Average term to maturity (months):	309.30	267.33
Maximum remaining term to maturity (months):	338.96	311.01
Weighted average seasoning (months):	31.77	68.28
Weighted average term to maturity (months):	317.56	276.09
% of pool with loans > \$500,000:	79.36%	69.39%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	63.94%	1.19%
% InterEst Only loans (Value):	13.48%	8.42%
Weighted Average Coupon:	3.63%	6.25%
Weighted Average Fixed Rate:	2.15%	2.59%
Weighted Average Variable Rate:	6.26%	6.30%
InVestment Loans:	29.96%	26.81%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Jul - 26</u>
≤ \$0	0.00%	-0.02%
> \$0 and ≤ \$100,000	0.17%	0.27%
> \$100,000 and ≤ \$150,000	0.48%	0.51%
> \$150,000 and ≤ \$200,000	0.34%	2.00%
> \$200,000 and ≤ \$250,000	1.79%	2.53%
> \$250,000 and ≤ \$300,000	1.67%	3.89%
> \$300,000 and ≤ \$350,000	4.38%	5.87%
> \$350,000 and ≤ \$400,000	2.84%	4.25%
> \$400,000 and ≤ \$450,000	3.38%	7.78%
> \$450,000 and ≤ \$500,000	5.59%	3.52%
> \$500,000 and ≤ \$550,000	7.18%	9.67%
> \$550,000 and ≤ \$600,000	6.74%	6.43%
> \$600,000 and ≤ \$650,000	1.19%	4.49%
> \$650,000 and ≤ \$700,000	5.27%	9.98%
> \$700,000 and ≤ \$750,000	8.52%	2.57%
> \$750,000 and ≤ \$800,000	1.49%	2.80%
> \$800,000 and ≤ \$850,000	3.28%	0.00%
> \$850,000 and ≤ \$900,000	3.42%	6.47%
> \$900,000 and ≤ \$950,000	5.39%	0.00%
> \$950,000 and ≤ \$1,000,000	1.86%	3.54%
> \$1,000,000 and ≤ \$1,050,000	6.03%	7.52%
> \$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%	4.72%
> \$1,300,000 and ≤ \$1,400,000	5.19%	0.00%
> \$1,400,000 and ≤ \$1,500,000	5.71%	0.00%
> \$1,500,000 and ≤ \$1,750,000	6.54%	11.19%
> \$1,750,000 and ≤ \$2,000,000	0.00%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 26</u>
≤ 0%	0.00%	-0.02%
> 0% and ≤ 25%	0.48%	1.61%
> 25% and ≤ 30%	2.40%	3.33%
> 30% and ≤ 35%	2.14%	0.88%
> 35% and ≤ 40%	1.42%	3.19%
> 40% and ≤ 45%	10.20%	6.67%
> 45% and ≤ 50%	9.74%	2.42%
> 50% and ≤ 55%	5.42%	12.21%
> 55% and ≤ 60%	0.63%	15.08%
> 60% and ≤ 65%	7.92%	15.00%
> 65% and ≤ 70%	7.90%	4.32%
> 70% and ≤ 75%	31.75%	24.85%
> 75% and ≤ 80%	19.99%	8.68%
> 80% and ≤ 85%	0.00%	1.80%
> 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%
<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Jul - 26</u>
Helia	2.00%	2.99%
QBE	1.89%	1.45%
Not Insured	96.11%	95.55%
Total	100.00%	100.00%
<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jul - 26</u>
> 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%	0.00%
> 24 mths and ≤ 36 mths	31.31%	2.49%
> 36 mths and ≤ 48 mths	4.67%	2.42%
> 48 mths and ≤ 60 mths	1.37%	46.02%
> 60 mths and ≤ 72 mths	4.04%	19.91%
> 72 mths and ≤ 84 mths	1.30%	19.19%
> 84 mths and ≤ 96 mths	0.00%	3.00%
> 96 mths and ≤ 108 mths	0.00%	1.46%
> 108 mths and ≤ 120 mths	2.51%	2.16%
> 120 mths	1.89%	3.36%
Total	100.00%	100.00%
<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 26</u>
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%	27.64%
NSW - Non metro	6.34%	4.48%
Total NSW	41.13%	32.13%
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%	24.73%
QLD - Non metro	6.57%	0.00%
Total QLD	11.01%	24.73%
SA - Inner city	0.00%	0.00%
SA - Metro	0.59%	4.72%
SA - Non metro	0.63%	0.84%
Total SA	1.21%	5.56%
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%	1.01%
VIC - Metro	28.62%	22.83%
VIC - Non metro	1.56%	3.73%
Total VIC	31.50%	27.57%
WA - Inner city	3.38%	1.48%
WA - Metro	7.73%	7.86%
WA - Non metro	0.00%	0.00%
Total WA	11.11%	9.34%
Total Inner City	6.14%	2.48%
Total Metro	78.77%	88.46%
Total Non Metro	15.09%	9.06%

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>
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%
May-26	0.00%	0.00%	1.07%	1.07%
Jun-26	0.00%	0.00%	1.07%	1.07%
Jul-26	0.00%	0.00%	1.10%	1.10%
<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>		
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	-	-		
May-26	-	-		
Jun-26	-	-		
Jul-26	-	-		
<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>		
Aug-25	-	-		
Sep-25	-	-		
Oct-25	-	-		
Nov-25	-	-		
Dec-25	-	-		
Jan-26	-	-		
Feb-26	-	-		
Mar-26	-	-		
Apr-26	-	-		
May-26	-	-		
Jun-26	-	-		
Jul-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	-	-	-	-