

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: 9.26%

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Aug - 26</u>
Total pool size:	51,166,887	\$27,172,485
Average loan Size:	647,682	\$512,688
Maximum loan size:	1,721,900	\$1,540,969
Total property value:	87,800,863	\$51,898,368
Average property value:	836,199	\$850,793
Maximum current LVR:	78.57%	81.24%
Average current LVR:	62.22%	54.50%
Weighted average current LVR:	62.98%	59.94%
Total number of loans (unconsolidated):	162	87
Total number of loans (consolidating split loans):	79	53
Number of properties:	105	61
Average term to maturity (months):	309.30	265.78
Maximum remaining term to maturity (months):	338.96	309.99
Weighted average seasoning (months):	31.77	69.27
Weighted average term to maturity (months):	317.56	275.08
% of pool with loans > \$500,000:	79.36%	69.43%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	63.94%	0.00%
% InterEst Only loans (Value):	13.48%	8.33%
Weighted Average Coupon:	3.63%	6.28%
Weighted Average Fixed Rate:	2.15%	0.00%
Weighted Average Variable Rate:	6.26%	6.28%
InVestment Loans:	29.96%	26.82%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Aug - 26</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.17%	0.27%
> \$100,000 and ≤ \$150,000	0.48%	0.51%
> \$150,000 and ≤ \$200,000	0.34%	1.98%
> \$200,000 and ≤ \$250,000	1.79%	2.52%
> \$250,000 and ≤ \$300,000	1.67%	3.89%
> \$300,000 and ≤ \$350,000	4.38%	5.88%
> \$350,000 and ≤ \$400,000	2.84%	4.24%
> \$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%	9.70%
> \$550,000 and ≤ \$600,000	6.74%	6.42%
> \$600,000 and ≤ \$650,000	1.19%	4.51%
> \$650,000 and ≤ \$700,000	5.27%	12.54%
> \$700,000 and ≤ \$750,000	8.52%	0.00%
> \$750,000 and ≤ \$800,000	1.49%	2.79%
> \$800,000 and ≤ \$850,000	3.28%	0.00%
> \$850,000 and ≤ \$900,000	3.42%	6.51%
> \$900,000 and ≤ \$950,000	5.39%	0.00%
> \$950,000 and ≤ \$1,000,000	1.86%	3.50%
> \$1,000,000 and ≤ \$1,050,000	6.03%	7.53%
> \$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%	11.20%
> \$1,750,000 and ≤ \$2,000,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Aug - 26
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	0.48%	1.60%
> 25% and ≤ 30%	2.40%	3.30%
> 30% and ≤ 35%	2.14%	0.88%
> 35% and ≤ 40%	1.42%	4.80%
> 40% and ≤ 45%	10.20%	2.80%
> 45% and ≤ 50%	9.74%	4.69%
> 50% and ≤ 55%	5.42%	15.96%
> 55% and ≤ 60%	0.63%	11.28%
> 60% and ≤ 65%	7.92%	14.98%
> 65% and ≤ 70%	7.90%	9.84%
> 70% and ≤ 75%	31.75%	19.36%
> 75% and ≤ 80%	19.99%	8.70%
> 80% and ≤ 85%	0.00%	1.81%
> 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	Aug - 26
Helia	2.00%	3.01%
QBE	1.89%	1.44%
Not Insured	96.11%	95.55%
Total	100.00%	100.00%
Seasoning Analysis	\$ % at Issue	Aug - 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%	0.00%
> 24 mths and ≤ 36 mths	31.31%	2.50%
> 36 mths and ≤ 48 mths	4.67%	0.00%
> 48 mths and ≤ 60 mths	1.37%	43.41%
> 60 mths and ≤ 72 mths	4.04%	24.05%
> 72 mths and ≤ 84 mths	1.30%	20.08%
> 84 mths and ≤ 96 mths	0.00%	1.38%
> 96 mths and ≤ 108 mths	0.00%	3.06%
> 108 mths and ≤ 120 mths	2.51%	2.16%
> 120 mths	1.89%	3.36%
Total	100.00%	100.00%
Geographic Distribution	\$ % at Issue	Aug - 26
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.87%	0.66%
ACT - Non metro	0.00%	0.00%
Total ACT	2.87%	0.66%
NSW - Inner city	1.43%	0.00%
NSW - Metro	33.36%	27.66%
NSW - Non metro	6.34%	4.49%
Total NSW	41.13%	32.15%
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%	24.71%
QLD - Non metro	6.57%	0.00%
Total QLD	11.01%	24.71%
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%	22.88%
VIC - Non metro	1.56%	3.74%
Total VIC	31.50%	27.62%
WA - Inner city	3.38%	1.47%
WA - Metro	7.73%	7.82%
WA - Non metro	0.00%	0.00%
Total WA	11.11%	9.30%
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%
-------	---------	---------

*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>
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%
Aug-26	0.00%	0.00%	1.11%	1.11%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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	-	-
Aug-26	-	-

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